

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 30 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 30 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 561.80
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 4/30/2020
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Thomas M. O'Sullivan and Katie L. O'Sullivan, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

Deborah A. Tieman
her heirs and assigns forever
whose tax mailing address is 702 Willow Street, Celina, Ohio 45822

the following described real estate:

Situated in the City of Celina, County of Mercer and State of Ohio:

Being Lot Number Seven (7) and Lot Number One Hundred Two (102) in Kessler's Addition to the City of Celina, Ohio, as the same are numbered and delineated upon the plat thereof, of record in Plat Book 5, Page 31, of the Mercer County, Ohio, Records of Plats, subject to all restrictions, limitations, conditions, reservations, and easements of record imposed thereon.

LESS AND EXCEPT THEREFROM:

A triangular tract off the East end of Lot 102, Kessler's Addition to Celina, Ohio, as shown upon a plat recorded in Volume 4, Page 74, Mercer County Engineer's Records of Surveys and to which Plat reference is made for a more particular description. Beginning at a point "A" the southeast corner of Lot Number 103, said point being 85 feet South of the Northeast corner of Lot No. 103, Kessler's Addition to Celina, Ohio; thence South on the extension of the East line of Lot No. 103, 25 feet to a point "B"; thence East at right angles to above line, 29 feet to point "C"; thence Northwesterly 38.38 feet to point "A", the place of beginning. Being the same premises described in Volume 334, Page 392, of the Deed Records of Mercer County, Ohio.

LESS AND EXCEPT THEREFROM:

Being a parcel of land situated in the City of Celina, Mercer County, Ohio, and being part of Lot 102 in Kessler's Addition as recorded in Plat Book 5, Page 31. Being more particularly described as follows:

Beginning at an iron pipe found at the southwest corner of Lot 103 of said Kessler's Addition; thence, South 00°06'09" West, along the east line of Willow Street, a distance of 25.00 feet to a 5/8 inch iron bar set; thence, South 89°58'12" East, a distance of 90.32 feet to a 5/8 inch iron bar set; thence, North 00°06'40" West, a distance of 25.00 feet to an iron pipe found at the southeast corner of said Lot 103; thence, North 89°58'12" West, a distance of 90.23 feet to the place of beginning. **Containing 0.052 acre of land more or less.**

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated October 2, 2017. On file in the County Engineer's Office.

Deed Reference: Instrument #201600005141, Mercer County Recorder's Office

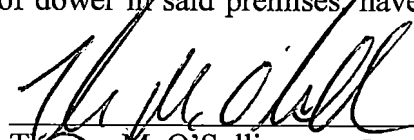
Tax ID #27-396300.0000

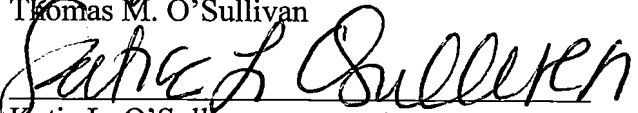
Tax Map #06-31-333-032

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Deborah A. Tieman**, her heirs and assigns forever. And the said Grantors, **Thomas M. O'Sullivan and Katie L. O'Sullivan**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Thomas M. O'Sullivan and Katie L. O'Sullivan**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 24 day of April, 2020.


Thomas M. O'Sullivan


Katie L. O'Sullivan

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24 day of April, 2020, before me, the subscriber, a notary public in and for said State, personally came **Thomas M. O'Sullivan and Katie L. O'Sullivan, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public



STEVEN J. SCHMIDT
Notary Public • State of Ohio
My Commission Expires:
June 2, 2024