

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 15 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 15 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1047.90
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KJ 5/15/2020
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Mark George Thieman and Barbara Lynn Thieman, husband and wife, Jason Stuart Niekamp and Ashley Veronica Niekamp, husband and wife, and Wesley James Thieman and Casandra Sherman Thieman, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

**Todd P. Pleiman and Kelly J. Pleiman, Co-Trustees of
The Pleiman Family Trust dated April 22, 2019,**

whose tax mailing address is 914 East Schantz Avenue, Dayton, Ohio 45419, the following real property:

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:**

Lot No. One (1) of Dorsten's Club Island Addition as the same appears on the recorded plat thereof, subject to all conditions, limitations, easements, restrictions, and agreements of record.

ALSO: Beginning at the Southwest corner of Lot No. One (1) of Dorsten's Club Island Addition and the North line of Cincy Road; thence West Fifty (50) feet on and along the North line of Cincy Road extended on the same angle; thence North and parallel with the West line of Lot No. One (1) until same intersects the Raudabaugh survey line; thence East on and along the Raudabaugh survey line to where said line intersects the Northwest corner of Lot No. One (1); thence South on and along the West line of Lot No. One (1) 159.65 feet to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot No. One (1) of Dorsten's Club Island Addition; thence North with the East line of Lot No. One (1) extended to where it intersects the Raudabaugh Survey Line; thence West on and along the Raudabaugh Survey Line to where the Raudabaugh Survey Line intersects the North side of Lot No. One (1); thence East to the place of beginning.

Said property is located in the Northeast Quarter of the Northwest Quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio.

Tax Parcel I.D. #09-088100.0000 / Tax Map #09-23-127-005

Prior Instrument Reference: Instrument #201300004660, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Mark George Thieman and Barbara Lynn Thieman, husband and wife, Jason Stuart Niekamp and Ashley Veronica Niekamp, husband and wife, and Wesley James Thieman and Casandra Sherman Thieman, husband and wife**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 5-14-2020

Mark George Thieman
Mark George Thieman

Barbara Lynn Thieman
Barbara Lynn Thieman

Dated: 5/14/2020

Wesley James Thieman
Wesley James Thieman

Casandra Sherman Thieman
Casandra Sherman Thieman

STATE OF OHIO - COUNTY OF AUGLAIZE - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Mark George Thieman and Barbara Lynn Thieman, husband and wife, and Wesley James Thieman and Casandra Sherman Thieman, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 14 day of May, A.D. 2020.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires
November 13, 2021
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission:

Dated: May 7, 2020



Jason Stuart Niekamp

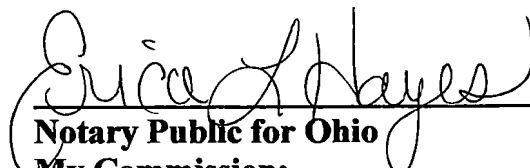


Ashley Veronica Niekamp

STATE OF OHIO - COUNTY OF MONTGOMERY – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jason Stuart Niekamp and Ashley Veronica Niekamp, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 7TH day of May, A.D. 2020.



Notary Public for Ohio
My Commission:



ERICA L. HAYES, Notary Public
In and for the State of Ohio
My Commission Expires July 7, 2024

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 North Walnut St., Celina, OH 45822
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822