

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


MAY 28 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 28 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 315.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 5/28/2020
Deputy Aud. Date

WARRANTY DEED-SURVIVORSHIP*

(statutory form)

Know All Men By These Presents, that **Chad A. Rohrer**, unmarried, of Auglaize County, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Beverly A. Edwards and Steven L. Stansbury**, wife and husband, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 8099 North Street, Celina, Ohio 45822, the following described real estate:

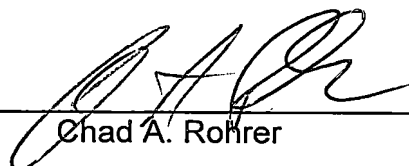
See legal description attached hereto and made a part hereof as Exhibit "A".

(Prior Instrument References: Instrument Number 201200001685, Mercer County Recorder's Office.)

Parcel ID#: 06-031500.0000 Map#: 06-14-301-003
Property known as: 8099 North Street, Celina, Ohio 45822

Real Estate Taxes shall be prorated to the date of the closing.

Executed this 21 day of May, 2020.



Chad A. Rohrer

State of Ohio

§:

County of Auglaize

The foregoing instrument was acknowledged before me this 21 day of May, 2020 by Chad A. Rohrer, unmarried.



Notary Public



JEFFREY P. SQUIRE
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03 R.C.

This Instrument prepared by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05, 5302.06 AND 5302.17 Ohio Revised Code

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Exhibit "A"

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

Being Lot Numbered Forty-eight (48) and the West one half ($\frac{1}{2}$) of Lot Number Forty-seven (47) of the Village of Neptune, as same are set forth on the recorded plat thereof in the Recorder's Office of Mercer County Ohio.

Also being a part of land situated in Center Township, Mercer County, Ohio, in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Beginning at an iron pin at the Northeast corner of Lot Number Forty-nine (49) of the extension of the Village of Neptune as shown on the plat recorded in Deed Book "F", Page 361, and shown on a survey by Gordon L. Geeslin, dated July 6, 1990, on file in the County Engineer's Office; thence North $35^{\circ} 45' 37''$ East along the East line of a tract of land conveyed to Charles and Mary Wurster by deed recorded in Deed Volume 272, Page 78, a distance of Eighty-six and Eighty-nine hundredths (86.89) feet to a five-eighths ($\frac{5}{8}$) inch iron bar; thence South $52^{\circ} 58' 19''$ East a distance of Ninety-nine (99.00) feet to a point; thence South $35^{\circ} 45' 37''$ West a distance of Eighty-six and Eighty-nine hundredths (86.89) feet to the Northeast corner of the West on half ($\frac{1}{2}$) of Lot Number Forty-seven (47) of the extension of the Village of Neptune; thence North $52^{\circ} 58' 19''$ West along the North lines of Lots Numbered Forty-seven (47) and Forty-eight (48) a distance of Ninety-nine (99.00) feet to the place of beginning, containing One Hundred Ninety-seven thousandths (0.197) of an acre of land, more or less, subject to all easements and rights-of-way of record.

Reference is made to survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, Dated July 6, 1990, on file in the County Engineer's Office.

Be the same more or less, but subject to all legal highways.

Parcel ID#: 06-031500.0000 Map#: 06-14-301-003
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