

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 25 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 25 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 805⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 6-25-2020
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **HARRY E. SCHWARCK, Unmarried**, Grantor, for valuable consideration paid, grants, with general warranty covenants, to **DOUGLAS FORTKAMP and JESSICA FORTKAMP**, Grantees, for their joint lives remainder to the survivor of them, whose mailing address is 5308 E. Landings Way, Celina, OH 45822, the following real property (the "Premises"): Situate in the Township of Franklin, County of Mercer, and State of Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF THE PREMISES.

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways; and
- (iii) Real estate taxes and assessments currently a lien on the Premises, all of which shall be prorated to date of closing.

Prior Instrument References: Instrument 202000000870, and OR 328, Pg. 253, Mercer County Recorder.

Executed on the 25th day of June, 2020.

HARRY E. SCHWARCK
HARRY E. SCHWARCK

STATE OF OHIO
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named HARRY E. SCHWARCK, unmarried, Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Sidney, Ohio this 25th day of June, 2020.



TREVA L. SIEGEL
Notary Public, State of Ohio
My Commission Exp. July 29, 2021

Treva L. Siegel
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

EXHIBIT "A"

Situated in the Township of Franklin, County of Mercer, and in the State of Ohio:

Being Lot Number Twenty-Two (22) of the Landings Subdivision, Section II, as the same is numbered and delineated upon the recorded plat thereof, Phase II, in Plat Cabinet 1, Pages 136 and 137, Recorder's Office, Mercer County, Ohio.

Parcel Number: 09-069600.2200

Map No. 09-22-277-009

Prior Instrument References: Instrument #202000000870, and OR Volume 328, Page 253, Mercer County Recorder.

Subject to legal highways, easements, conditions and restrictions of record.

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