

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


JUN 30 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 30 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ \$ 143.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 6/30/2020
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Kyle Dues Property Management, LLC, an Ohio Limited Liability Company, for valuable consideration, paid, grants, with general warranty covenants, to

**Shannon J. Zerkel and Sherri D. Zerkel, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose **TAX MAILING ADDRESS** is 13333 W. San Miguel Avenue, Litchfield Park, Arizona 85340, the following real property:

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

Being Lots Numbered Eighteen (18) and Nineteen (19) of Aqua View Estates, Phase III, as shown on the recorded plat thereof at Plat Cabinet 3, Pages 39-40, Plat Records, Mercer County Recorder's Office.

Tax Parcel I.D. #09-063400.0155 / Tax Map #09-21-276-021 (Lot 18)

Tax Parcel I.D. #09-063400.0156 / Tax Map #09-21-276-022 (Lot 19)

Prior Instrument Reference: Instrument #201900002759, Mercer County Recorder's Records.

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

Said company sets its hand by **Kyle E. Dues**, being the manager and sole member of **Kyle Dues Property Management, LLC**, an Ohio limited liability company, this 30th day of June, A.D. 2020.

**Kyle Dues Property Management, LLC,
an Ohio Limited Liability Company**

By: *Kyle Dues*
Kyle E. Dues – Manager and Sole Member

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above named **Kyle E. Dues**, being the manager and sole member of **Kyle Dues Property Management, LLC**, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of him personally and as such member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 30th day of June, A.D. 2020.



GINA ROSE
Notary Public, State of Ohio
My Commission Expires
August 2, 2023
Recorded in Mercer County

Gina Rose
Notary Public for Ohio
My Commission Expires: 8/2/2023

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: 1st Call Realty, 4380 Monroe Road, Celina, OH 45822