

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 06 2020

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 482.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 7/6/2020
Deputy Aud. Date

TRANSFERRED

JUL 06 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Emerson D. Shank and Linda Shank, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Eric A. Muhlenkamp and Jessica R. Muhlenkamp, husband and wife**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 2105 Jefferson Street, Maria Stein, Ohio 45860, the following described real property:

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

Being Lot Numbered 48 in Bass Landing as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio, subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 in the Recorder's Office of Mercer County, Ohio, all supplements and amendments thereto, and the zoning ordinances of Franklin Township. In addition, grantee has a shared well (located on Lot 49) which the grantees agree to maintain in conjunction with the adjoining property owner.

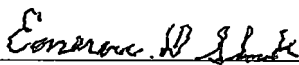
ALSO, being all of grantors' interest in Storage Unit #216 which is leased to Linda Shank pursuant to a Memorandum of Lease recorded in Mercer County Official Record Volume 122, Page 796.

ALSO, being all of grantors' interest in Bass Landing Dock #29 which was acquired by grantors in Mercer County Recorder's Instrument #201900002835.

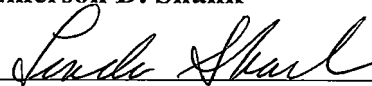
Prior Instrument Reference: Instrument #201900002628
Tax Parcel Number: 09-000748.0000
Tax Map Number: 09-16-376-010
Address of Property: 5580 Island View Drive, Celina, OH 45822

Grantors and Grantees herein agree that all taxes and assessments shall be prorated to the date of closing.

Emerson D. Shank and Linda Shank, husband and wife, who hereby relinquish their right and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment.



Emerson D. Shank

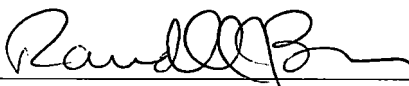


Linda Shank

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Emerson D. Shank and Linda Shank, 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 26th day of June, 2020.



Notary Public, State of Ohio



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822