

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 17 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUL 17 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 472.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 7-17-2020  
Deputy Aud. Date

## WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS, THAT GREGORY J.*

POOLE and CAROLYN SUE POOLE, Husband and Wife, the Grantors, for  
valuable consideration PAID, GRANT, with general warranty covenants,  
to SHELDON L. BROCK, the Grantee, whose mailing address will be 6587  
Bruce Rd., Celina, OH 45822, the following real property, to-wit:

Situate in the Township of Franklin, County of Mercer, and State of  
Ohio, and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County,  
Ohio, in the Southwest Quarter of the Southwest Quarter of Section  
Twenty (20), Township Six (6) South, Range Three (3) East. Also  
being all of Lot Number 11 and part of Lots 12, 28 and 29 in  
Ballinger's Park, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the northwest  
corner of lot number 10 and Ballinger's Park; thence, south  
24°03'41" west along the west line of said lot number 10, a distance  
of forty-three and 92/100 (43.92) feet to a 5/8 inch iron bar at the  
southwest corner of lot 10 and the northwest corner of lot 11, said  
point being the PLACE OF BEGINNING for the parcel to be conveyed by  
this instrument; thence, west, a distance of one hundred and 07/100  
(100.07) feet to a point in the property line of the State of Ohio,  
as shown on sheet 9 of 29 of survey of Grand Lake St. Marys by  
Jennings Lawrence Company, dated 1968, on file in the County  
Recorder's Office; thence, south 01° 31' 54" east, along said State  
property line, a distance of thirteen and 14/100 (13.14) feet to a  
point; thence south 55°42'39" east, a distance of seventy-nine and  
81/100 (79.81) feet to a 5/8 inch iron bar; thence east, a distance

of fifty-two and 10/100 (52.10) feet to a 5/8 inch iron bar; thence north 67°59'44" east, a distance of twenty-nine and 36/100 (29.36) feet to a 5/8 inch iron bar; thence north 24°03'41" east, a distance of fifty-one and 59/100 (51.59) feet to a 5/8 inch iron bar; thence west along the north line of the aforementioned lot 11 and the extension thereof a distance of sixty-six and 57/100 (66.57) feet to the place of beginning.

Containing 0.168 acre of land, more or less, subject to all easements, agreements and rights-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, and recorded in Plat Book 8, Page 150.

Last transfers of record appear in Volume 258, Page 77 and Lease and Agreements Volume 46, Page 151 for vacated street by agreement, of the Mercer County, Ohio, Recorder's Office.

No additional dwellings may be placed on the 0.168 acre parcel above. Premises is subject to all existing utilities and sewers and water lines as presently located, with grantors reserving easements for the purposes if relocation is required, and for maintenance.

Subject to all easements, restrictions and covenants of record.

Parcel #09-057900.0000

Map #09-20-351-007

Known as: 6587 Bruce Rd., Celina, OH 45822

Prior Deed Reference: Instrument #201700001921

**AND Gregory J. Poole and Carolyn Sue Poole, Husband and Wife,** the Grantors, who hereby release all right and expectancy of dower herein, have set their hands on the day and year below indicated.

x Gregory J. Poole  
Gregory J. Poole

x Carolyn Sue Poole  
Carolyn Sue Poole

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

BE IT REMEMBERED that on this 16th day of JULY, 2020, before me, a Notary Public in and for said county and state, personally came **Gregory J. Poole and Carolyn Sue Poole, Husband and Wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

This is an acknowledgment clause; no oath or affirmation was administered to the signer. Type of identification produced: Drivers Licenses

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

X

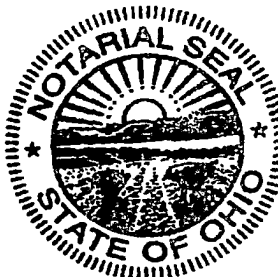
*Victoria S. Hitchen*

NOTARY PUBLIC: \_\_\_\_\_

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



VICTORIA S. HITCHEN  
Notary Public, State of Ohio  
My Commission Expires 02-15-2025

PREPARED BY:  
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