

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Jul 20 2020
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Jul 20, 2020
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$420.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Jul 20, 2020
Deputy Aud. Date

GENERAL WARRANTY DEED

Timothy L. Hollo, a single person, for valuable consideration paid, grants, with general warranty covenants, to Justin Gariety, whose tax mailing address is 1666 Miller Road, Russia, OH 45363, the real estate described more particularly in the attached Exhibit A (the "Property").

The following are excepted from the general warranty covenants:

1. Easements, restrictions and covenants of record and legal highways; and
2. Real estate taxes and assessments not yet due and payable; and
3. Matters which a survey of the Property would disclose.

Auditor's Parcel Number: 09-054900.0000 & 09-054800.0000.

Property Address: 5150 Grove Drive, Celina, OH 45822

Prior Instrument Reference: Instrument Number 201900000185 of the Deed Records of Mercer County, Ohio.


Executed this 6 day of July, 2020.



Timothy L. Hollo

STATE OF Ohio)
) SS:
COUNTY OF Montgomery)

This is an acknowledgement clause; no oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me on the 6th day of July, 2020, by Timothy L. Hollo, a single person.



Notary Public
My commission expires: _____

This instrument was prepared by:

Joseph C. Lucas, Esq.
LAW OFFICE OF JOSEPH C. LUCAS, LLC
61 N Dixie Drive, Suite B
Vandalia, OH 45377



JOSEPH C. LUCAS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

LEGAL DESCRIPTION

EXHIBIT "A"

Situated In The Township Of Franklin, County Of Mercer, And State Of Ohio, Bounded And Described As Follows:

Being Lot Number Twenty-Five (25) Of Dorsten's Addition, As The Same Appears Upon The Recorded Plat Thereof, Plat Book 4, Page 62, Mercer County, Ohio Record Of Plats, Including Grantor's Interest In A Certain Water Well Agreement Dated January 12, 1952, And Recorded In Record Of Leases And Agreements, Volume 37, Page 47, In The Recorder's Office Of Mercer County, Ohio.

AND ALSO: Being A Part Of Lot 27 Of Hillside North, A Subdivision Of The Southwest Quarter Of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio And More Particularly Described As Follows:

Commencing For Reference At An 5/8 "Re-Rod W/Cap (Found) At The Southwest Corner Of Hillside North Subdivision; Thence N 01° 06 '53 "E Along The West Line Of Lot 27, The West Line Of Hillside North Subdivision And Also Being The East Line Of The Dorsten Addition To Section 20 For A Distance Of 99.71 Feet To A 5/8 "Feet To A 5/8 "Re-Rod W/Cap (Set); At The Southeast Corner Of Lot 25 For The Aforesaid Dorsten Addition And The POINT OF BEGINNING For The Parcel Herein Described.

Thence Continuing Along The Aforesaid East Line Of Lot 25, N 01° 06 '53 "E For A Distance Of 50.00 Feet To A 5/8 "Re-Rod W/Cap (Found) At The Northeast Corner Of Lot 25; Thence S 89° 01 '53 "E For A Distance Of 15.0 Feet To A Point On The East Line Of Lot 27 Of Hillside North Subdivision; Thence S 01° 06 '53 "W For A Distance Of 15.00 Feet To The POINT OF BEGINNING, Containing Therein 750 Square Feet Or 0.017 Acres. Subject To All Easements And Right Of Way Of Record At The Time Of The Recording Of This Instrument. This Is An "Add-On" Parcel And Does Not Meet Requirements For An Individual Parcel.

Prepared By James M. Kent, PS 6762 With Reference Herein Made To A Plat Of Survey; Kent Surveying, Inc. Drawing Number 3492-A Dated March 6, 2013. Basis Of Bearings Is Per The Recorded Plat Of Hillside North Subdivision.

AND ALSO

Lot Numbered Twenty Four (24) Of Dorsten's Addition, As The Same Appears Upon The Recorded Plat Thereof, Plat Book 4, Page 62, Mercer County, Ohio, Record Of Plats And Also: Being A Part Of Lot 27 Of Hillside North, A Subdivision Of The Southwest Quarter Of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio And More Particularly Described As Follows:

Commencing For Reference At An 5/8 "Re-Rod W/Cap (Found) At The Southwest Corner Of Hillside North Subdivision; Thence N 01 Deg. 06 '53 "E Along The West Line Of Lot 27, The West Line Of Hillside Subdivision And Also Being The East Line Of The Dorsten Addition To Section 20 For A Distance Of 49.71 Feet To A 5/8 "Re-Rod W/Cap (Found); At The Southeast Corner Of Lot 24 Of The Aforesaid Dorsten Addition And The Point Of Beginning For The Parcel Herein Described;
(20061382.PFD/20061382/21)

Thence Continuing Along The Aforesaid East Line Of Lot 24, N 01 Deg. 06 '53 "E For A Distance Of 50.00 Feet To A 5/8 "Re-Rod W/Cap (set) At The Northeast Corner Of Lot 24; Thence S 89 Deg. 01 ' 53 "E For A Distance Of 15.00 Feet To A Point On The East Line Of Lot 27 Of Hillside North Subdivision; Thence S 01 Deg. 06 '53 "W Along The East Line Of The Aforesaid Lot 27 For A Distance Of 50.00 Feet To A Point; Thence N 89 Deg. 01 '53 "W For A Distance Of 15.00 Feet To The Point Of Beginning, Containing Therein 750 Square Feet Or 0.017 Acres. Subject To All Easements And Rights Of Way Of Record At The Time Of The Recording Of This Instrument. This Is An Add On Parcel, And Does Not Meet Requirements For An Individual Parcel.

Prepared By James M. Kent, PS 6792 With Reference Herein Made To A Plat Of Survey; Kent Surveying, Inc Drawing Number 3492-A, Dated March 6, 2013. Basis Of Bearings Is Per The Recorded Plat Of Hillside North Subdivision.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 5150 Grove Drive, Celina, OH 45822

PARCEL NUMBER: 09-054900.0000, 09-054800.0000

Map Nos.: 09-20-333-021, 09-20-333-022