

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
Aug 11 2020  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
Aug 11, 2020  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$1215.90  
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 Aug 11, 2020  
Deputy Aud. Date

**WARRANTY DEED-SURVIVORSHIP\***  
(statutory form)

***Know All Men By These Presents***, that **J. Don Davis, Jr. and Nicole L. Davis**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to, **Kyrsten Chambers and Adam Rossbach**, husband and wife for their joint lives, remainder to the survivor of them, whose tax mailing address is 5283 North Shore Drive, Celina, OH 45822, the following described real estate:

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

Parcel No. 1:

A tract of land located in the Northwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, more fully described as follows:

Beginning at an iron pipe marked "L", said point being on East line of North Shore Drive 419.65 feet South, measured along East line of North Shore Drive, from the Northwest corner of Section 1, of Coldwater Beach, as same is shown on recorded plat thereof;

thence with an interior angle of 105° 43' and a distance easterly of 57 feet to an iron pipe marked "M" set on Raudabaugh line;

thence 33° West a distance of 77.05 feet on and along Raudabaugh line to iron pipe marked "J";

thence with an interior angle of 109° 02' and a distance westerly of 36 feet to iron pipe "K" set on East line of North Shore Drive;

thence with an interior angle of 85° 17' and a distance northerly along East line of North Shore Drive of 62.25 feet to a Point of Beginning, containing .075 acres. Said tract being a portion of Section 1, Coldwater Beach.

09-20-177-025

Parcel ID#: 09-036400.0000 Tax Map #: ~~09-20-177-025~~

Property known as: 0 North Shore Drive, Celina, Ohio 45822

Parcel No. 2:

Being Lot Numbered Two (2) of Section H, as the same appears upon the recorded Plat of Coldwater Beach, as recorded in Plat Book 4, Page 39 of the Plat Records of Mercer County, Ohio.

Parcel ID#: 09-042600.0000 Tax Map #: 09-20-152-007

Property known as: 5283 North Shore Drive, Celina, Ohio 45822

(Prior Instrument References: Instrument #201900003853, Mercer County Recorder's Office.)


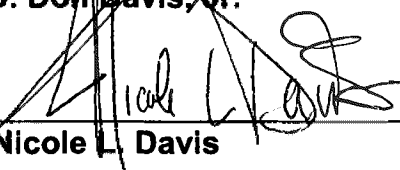
**Said premises are subject to the following Deed Restrictions:**

**The outside/outdoor storage of recreational vehicles, golf carts, trailers, boats, jet skis, or any other water craft is not permitted.**

Real Estate Taxes shall be prorated to the date of the closing.

Grantors hereby release all of their rights of dower therein in the share of the other.

*Executed* on the dates of their respective acknowledgments.

  
\_\_\_\_\_  
J. Don Davis, Jr.  
  
\_\_\_\_\_  
Nicole L. Davis

\_\_\_\_\_  
State of Ohio, County of Mercer, §:

The foregoing instrument was acknowledged before me this 02 day of  
June, 2020 by J. Don Davis, Jr. and Nicole L. Davis, husband and wife.



**JOAN HEY**  
Notary Public, State of Ohio  
Recorded in Mercer County  
My Commission Expires:  
July 1, 2022

\_\_\_\_\_  
Notary Public

This Instrument Prepared By:  
NOBLE, MONTAGUE & MOUL, LLC  
Attorneys at Law  
146 East Spring St.  
St. Marys, OH 45885  
(419) 394-7441

\* See Sections 5302.05 ,5302.06 and 5302.17, Ohio Revised Code

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