

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 03 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 03 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 45.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

J. C. W. / 9-3-2020
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, **Keegan A. Faulkner and Jillian M. Faulkner, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

Charles E. Westgerdes and Lisa M. Westgerdes, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 111 North Wayne Street, Fort Recovery, Ohio 45846, the following real property:

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

Being a part of Lot 27 of Hillside North 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 the southwest corner of Lot 7 of the Hillside North Subdivision; thence, N 01° 05' 05" E along the west line of the aforesaid Lot 7 for a distance of 150.28 feet to the southeast corner of Lot 27 of the Hillside North Subdivision; thence, N 89° 01' 13" W along the south line of the aforesaid Lot 27 for a distance of 50.00 feet to THE POINT OF BEGINNING;

Thence, continuing along the aforesaid south line N 89° 01' 13" W for a distance of 25.00 feet to the southwest corner of said Lot 27;

Thence N 01° 06' 13" E along the west line of Lot 27 for a distance of 40.00 feet to a point;

Thence, S 89° 01' 13" E for a distance of 15 feet to a point;

Thence, S 01° 06' 13" W for a distance of 25.00 feet to a point;

Thence, S 89° 01' 13" E for a distance of 10.00 feet to a point;

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. Prepared by James M. Kent, PS 6792 with reference herein made to a plat survey; Kent Surveying, Inc. drawing #3492-13 dated January 3, 2013.

Tax Parcel I.D. #09-051800.2701 / Tax Map #09-20-334-029 (Part Lot 27)

Grantees hereby assume and agree to pay the January 2021 and thereafter installments of real estate taxes and special assessments.

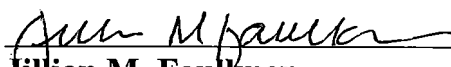
Prior Instrument Reference: Instrument #201800003681, Mercer County Recorder's Records.

And for valuable consideration **Keegan A. Faulkner and Jillian M. Faulkner, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 8-25-20


Keegan A. Faulkner

Dated: 8/24/2020


Jillian M. Faulkner

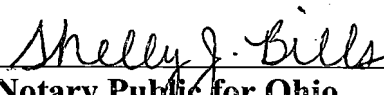
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Keegan A. Faulkner, husband of Jillian M. Faulkner**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 25th day of August, A.D. 2020.



SHELLY J. BILLS
Notary Public, State of Ohio
My Commission Expires
March 10, 2022
Recorded in Mercer County


Notary Public for Ohio
My Commission Expires:
March 10, 2022

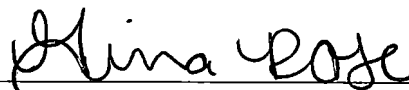
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jillian M. Faulkner, wife of Keegan A. Faulkner**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 24th day of August, A.D. 2020.



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


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