

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


TRANSFERRED

DEC 02 2020

DEC 02 2020

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 332.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 12/2/2020
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT VINCENT T. SHAUVER, married, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **SCOTT A. BRUNSWICK and RENEE L. BRUNSWICK**, Grantees, whose tax mailing address is 505 Greenville Road, Ft. Recovery, Ohio 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate:

Being part of Lot Number 2 of the Subdivision of Lot Number 7, located in the Northeast Quarter of Section 16, T-15-N, R-1-E, Gibson Township, Village of Fort Recovery, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the southeast corner of Lot Number 2 of the Subdivision of Lot Number 7; thence North 89°46'30" West along the south line of said Lot Number 2 a distance of Six Hundred Ninety-one and Seventy-eight Hundredths feet (691.78') to a mag nail; thence North 13°38'05" West along the centerline of State Route 49 a distance of One and Ninety-eight Hundredths feet (1.98') to a mag nail; thence North 14°24'24" West along the centerline of State Route 49 a distance of One Hundred Eighty-two and Sixty-seven Hundredths feet (182.67') to a mag nail marking the TRUE POINT OF BEGINNING; thence continuing North 14°24'24" West along the centerline of State Route 49 a distance of One Hundred Nine and Seventy-six Hundredths feet (109.76') to a railroad spike; thence South 89°52'57" East along the north line of said Lot Number 2 a distance of Two Hundred Forty and Seventy Hundredths feet (240.70') to an iron pin; thence South 10°47'45" East a distance of Eighty-one and Ninety-four Hundredths feet (81.94') to an iron pin; thence South 83°40'57" West a distance of Two Hundred Thirty and Thirteen Hundredths feet (230.13') to THE TRUE POINT OF BEGINNING.

Containing 0.509 acres of land of which 0.074 acres lies within the right-of-way of State Route 49.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number 7236, on September 21, 2017 and is on file with the Mercer County Tax Map Department.

ALSO: Being part of Lot Number 2 of the Subdivision of Lot Number 7, located in the Northeast Quarter of Section 16, T-15-N, R-1-E, Gibson Township, Village of Fort Recovery, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the southeast corner of Lot Number 2 of the Subdivision of Lot Number 7; thence North 89°46'30" West along the south line of said Lot Number 2 a distance of Five Hundred Twenty-seven and Thirty-four Hundredths feet (527.34') to an iron pin marking THE TRUE POINT OF BEGINNING; thence continuing North 89°46'30" West along the south line of said Lot Number 2 a distance of One Hundred Sixty-four and Forty-four Hundredths feet (164.44') to a mag nail; thence North 13°38'05" West along the centerline of State Route 49 a distance of One and Ninety-eight Hundredths feet (1.98') to a mag nail; thence North 14°24'24" West along the centerline of State Route 49 a distance of One Hundred Eighty-two and Sixty-seven Hundredths feet (182.67') to a mag nail; thence North 83°40'57" East a distance of Two Hundred Thirty and Thirteen Hundredths feet (230.13') to an iron pin; thence South 05°07'45" West a distance of Two Hundred Five and Sixty-four Hundredths feet (205.64') to THE TRUE POINT OF BEGINNING.

Containing 0.869 acres of land of which 0.128 acres lies within the right-of-way of State Route 49.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number 7236, on September 21, 2017 and is on file with the Mercer County Tax Map Department.

Prior Deed Reference: Instrument No. 201800003411, of the Official Records of the Mercer County Recorder's Office.

Tax ID #17-010160.0100

Tax Map #13-16-252-035

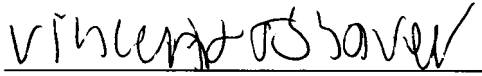
Grantor shall pay all real estate taxes and assessments due and payable in February 2021 and Grantees shall pay all real estate taxes and assessments due and payable thereafter.


and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, his heirs, successors, and assigns forever.

And the said **VINCENT T. SHAUVER** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **VINCENT T. SHAUVER and SOPHIA K. MACCLENNAN**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 1st day of December, 2020.

Signed and acknowledged by:

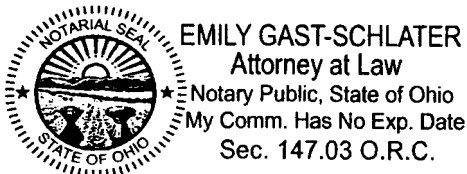

VINCENT T. SHAUVER

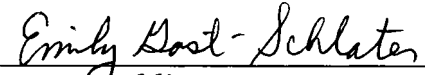

SOPHIA K. MACCLENNAN

STATE OF OHIO
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 1st day of December, 2020 by Vincent T. Shauver and Sophia K. MacClennan.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).




Notary Public

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlatter@howellcolaw.com, REG. NO 0086784.