

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 18 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 18 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EM  
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 2-18-2021  
Deputy Aud. Date

## GENERAL WARRANTY DEED

Toby L. Evans, unmarried, the GRANTOR, for valuable consideration paid, grants with general warranty covenants to Evans Property Management, LLC, an Ohio Limited Liability Company, the GRANTEE, whose TAX MAILING ADDRESS is 8267 US Rt 33, Celina, OH 45822, the following real estate to wit:

Situate in the Village of Neptune, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Lot Numbered Seventy-Two (72) in the unincorporated Village of Neptune, as shown on the recorded plat thereof. Subject to all easements, restrictions and conditions of record.

Address: 8078 South St., Celina, OH 45822  
Parcel No: 06-033800.0000  
Map #: 06-14-309-007  
Prior Deed Instrument No: 201900001215

**SUBJECT TO**, and hereby excepted from the general warranty covenants, the following: All easements, rights-of-way, restrictions, covenants, and reservations of record, all legal highways, all building and zoning statutes, ordinances, codes, rules, and regulations, and all real estate taxes and assessments currently a lien on the Property.

**TAX CLAUSE:** GRANTOR and GRANTEE agree to prorate taxes and assessments as of the date of closing. GRANTOR assumes and agrees to pay all taxes and assessments accrued prior to the date of closing, based upon the current tax rate; and GRANTEE assumes and agrees to pay all taxes and assessments accrued on and after the date of closing.

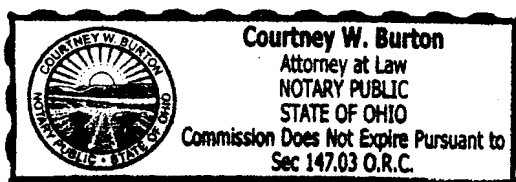
Executed by me this 16<sup>th</sup> day of February, 2021.

  
Toby L. Evans, Grantor

### NOTARIAL CERTIFICATE

STATE OF OHIO, COUNTY OF AUGLAIZE) ss:

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2021, by Toby L. Evans, unmarried.



x   
Notary Public-State of Ohio

THIS INSTRUMENT PREPARED BY: Attorney Courtney W. Burton Reg. #0064916, 15 Willipie Street, Suite 300, P.O. Box 299, Wapakoneta, Ohio 45895 \* \* (419) 738-8165