

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 22 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 22 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 962.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 2/22/2021
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Brian Lynn McDermitt, married, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

Nathan J. Post and Valerie M. Post,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 6698 Hillside Court, Celina, Ohio 45822

the following described real estate:

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

Being a parcel in the Southwest Quarter of Section Twenty (20), Township Six (6)
South, Range Three (3) East, Franklin Township, Mercer County, Ohio.

Being Lot Number Twenty-six (26) of Hillside Phase II, aka Hillside Subdivision II, as
the same is shown on the recorded plat thereof in Plat Cabinet 1, Pages 202 and 203,
Mercer County Recorder's Office, and subject to all easements, conditions, restrictions
and rights-of-way of record.

Deed Reference: Instrument #201800002012, Mercer County Recorder's Office.

Tax ID #09-062100.0126

Tax Map #09-20-376-014

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Nathan J. Post and Valerie M. Post**, their heirs and assigns forever. And the said Grantor, **Brian Lynn McDermitt**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Brian Lynn McDermitt and Carolina O. Luna, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on the date set forth in his/her respective notary clause.

[Signature]
Brian Lynn McDermitt

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18th day of February, 2021, before me, the subscriber, a notary public in and for said State, personally came **Brian Lynn McDermitt, husband of Carolina O. Luna**, Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



BRADLEY BROOKHART
Notary Public • State of Ohio
My Commission Expires:
September 29, 2023

Bradley Brookhart
Notary Public

Carolina O. Luna
Carolina O. Luna

U.S. CONSULAR AGENCY
SAN MIGUEL DE ALLENDE
GUANAJUATO, MEXICO

STATE OF _____, COUNTY OF N/A, SS:

BE IT REMEMBERED, that on this 8 day of February, 2021, before me, the subscriber, a notary public in and for said State, personally came **Carolina O. Luna, wife of Brian Lynn McDermitt**, Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Erika Montes Ruiz
Notary Public
Erika Montes Ruiz
Consular Agent
U.S. Consular Agency
San Miguel de Allende
Mexico

PRESIDENTIAL COMMISSIONS ARE PERMANENT