

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 02 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 02 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ **ED**  
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** **4-2-2021**  
Deputy Aud. Date

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **TRAVIS W. GUGGENBILLER**, a married man, Grantor, for valuable consideration paid, grants with general warranty covenants to **TRAVIS W. GUGGENBILLER and ALEXIS L. GUGGENBILLER, husband and wife, for their joint lives, remainder to the survivor of them**, Grantees, whose tax-mailing address is 38 Jefferson Street, Burkettsville, Ohio 45310, the following real property:

**see Exhibit "A" attached hereto and  
incorporated herein by this reference**

Parcel ID No.: 22-010700.0000 (Lots 54 & 55)

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, his or her heirs and assigns forever.

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following: (1) all easements, covenants, conditions and restrictions of record; (2) all legal highways; (3) zoning, building and other laws, ordinances and regulations; (4) real estate taxes and assessments not yet due and payable; and (5) rights of tenants in possession.

ALEXIS L. GUGGENBILLER, spouse of Travis W. Guggenbiller, hereby releases all right and expectancy of dower in the property described herein.

25<sup>th</sup> Executed by TRAVIS W. GUGGENBILLER and ALEXIS L. GUGGENBILLER on this day of March, 2021.

  
\_\_\_\_\_  
TRAVIS W. GUGGENBILLER

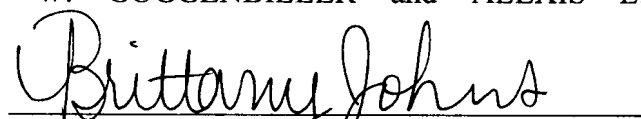
  
\_\_\_\_\_  
ALEXIS L. GUGGENBILLER

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF MERCER        )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2021, by TRAVIS W. GUGGENBILLER and ALEXIS L. GUGGENBILLER.



Brittany Johns  
Notary Public-State of Ohio  
My Commission does not Exp.

  
\_\_\_\_\_  
NOTARY PUBLIC

Prepared by Nathan D. Hosek, Attorney at Law, Law Office of Rudnick & Hosek, Ltd., 121 West Third Street, Greenville, Ohio 45331.

**Exhibit "A"**

Situated in the Village of Burkettsville, County of Mercer and State of Ohio, more particularly described as follows:

TRACT ONE: Being all of Lot Number Fifty-five (55) in J.C. Gilbert Addition in said Village of Burkettsville, as shown on the recorded plat of said addition.

TRACT TWO: In the West half of the Southeast Quarter of Section Thirty-four (34), Township Fifteen (15) North, Range Two (2) East, Granville Township, Village of Burkettsville, County of Mercer and State of Ohio, more particularly described as follows:

All of Lot Number Fifty-four (54) as shown on the recorded plat of John C. Gilbert.

Parcel ID No.: 22-010700.0000 (Lots 54 & 55)      Map No. 14-34-456-003  
Prior Reference: Instrument Number 201700005240