

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 24 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 24 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 70⁰⁰
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
Deputy Aud. Date

5-24-2021

GENERAL WARRANTY DEED

LUKE W. KUENNING and AMANDA KUENNING, husband and wife, of Auglaize County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to KATHY NEAL, Grantee, whose tax mailing address is 4414 Brave Lane, St. Cloud, Florida 34772, the following **REAL PROPERTY**:

TRACT ONE:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a part of Lot Number Four (4) of Ancil and Edna Phelps Subdivision, more particularly described as follows:

Commencing at the Southwest corner of Lot 5, Ancil and Edna Phelps Subdivision, thence South 0° 59' 50" West 20 feet to the South line of Lot 4 of said subdivision;

Thence South 88° 32' 39" East 130 feet along said South line to a point;

Thence North 0° 59' 50" East 20 feet to a point at the Southeast corner of Lot 5 of said subdivision;

Thence North 88° 32' 39" West 130 feet along the South line of said Lot 5 to the PLACE OF BEGINNING.

TRACT TWO:

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

Being Lot 5 in Phelps Subdivision situated in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 23, Town 6 South, Range 3 East, Franklin

Township, Mercer County, Ohio, as the same is shown on the plat thereof recorded in Plat Book 11, Page 16, Plat Records of Mercer County, subject to all easements, conditions and restrictions of record.

LESS AND EXCEPT:

Being a part of Lot 5 of Ancil and Edna Phelps Subdivision, Franklin Township, Mercer County, Ohio, and described as follows:

Beginning at a point 10 feet South 0° 59' 50" West of the Northwest corner of said Lot 5;

Thence South 0° 59' 50" West 20 feet continuing to a point;

Thence South 88° 32' 39" East 130 feet to a point;

Thence North 0° 59' 50" East 20 feet to a point;

Thence North 88° 32' 39" West 130 feet to the PLACE OF BEGINNING.

NOTE: This exception is subject to a non-exclusive permanent easement of ingress and egress for the benefit of Tract I and Tract II above, which was reserved in Deed Volume 332, Page 522 and also granted in Deed Volume 329, Page 373.

ALSO LESS AND EXCEPT: Part of Lot 5 Phelps Subdivision conveyed in Volume 332, Page 520 and described as follows:

Commencing at the Northwest corner of said Lot 5;

Thence South 0° 59' 50" West 10 feet along the West side of said Lot to a point;

Thence South 88° 32' 39" East 130 feet to the East side of said Lot;

Thence North 00° 59' 50" East 10 feet to the Northeast corner of said Lot;

Thence North 88° 32' 39" West 130 feet along the North line of said Lot to the PLACE OF BEGINNING.

ALSO: Grantors interest in a non-exclusive permanent easement set forth in Volume 329, Page 376 for the benefit of Tract I and Tract II above, for ingress and egress over the following: to-wit:

Part of Lot 4, Phelps Subdivision described as follows:

Beginning at the Northwest corner of said Lot 4;

Thence East 20 feet along the North line of said Lot to a point;

Thence South 70 feet to the South line of said Lot;

Thence West 20 feet to the West line of said Lot extended;

Thence North 70 feet to the POINT OF BEGINNING.

Also Grantors interest in a non-exclusive permanent easement set forth in Volume 329, Page 375 for the benefit of Tract I and Tract II above, for ingress and egress over the following, to-wit:

Part of Lot 7 of Phelps Subdivision described as follows:

Beginning at the Southwest corner of said Lot 7;

Thence North 10 feet along the West line of said Lot to a point;

Thence Southeasterly to a point on the South line of said Lot 20 feet East of the POINT OF BEGINNING;

Thence West along the South line of said Lot 7 to the PLACE OF BEGINNING.

Also Grantors interest in a permanent easement set forth in Volume 329, Page 377 for the benefit of Tract I and Tract II above, in the following, to-wit:

Part of Lot 3, Phelps Subdivision described as follows:

Beginning at a $\frac{3}{4}$ inch iron bar at the Northwest corner of said Lot 3;

Thence South $88^{\circ} 35' 31''$ East 130.00 feet along the North line of said Lot Number 3 to a point;

Thence South $00^{\circ} 59' 57''$ West 8.55 feet along the Southerly projection of the East line of Lot 5 in said Subdivision to a point;

Thence South $86^{\circ} 40' 54''$ West 130.36 feet along the line of a certain chain link fence and the Easterly projection thereof to a point in the West line of said Lot 3;

Thence North $00^{\circ} 57' 21''$ East 19.29 feet along the West line of said Lot 3 to the PLACE OF BEGINNING.

Containing 0.042 acre, more or less.

This Grant of Easement is subject to the condition that Grantees may not use said premises for the storage of boats, trailers, motor vehicles or similar items of person property. They also may not construct and buildings, garages, storage sheds or similar structures within said premises, or make additions to the existing structure which would encroach any further onto the subject premises other than the existing structure set forth on the attached drawing to Volume 329, Page 377.

Grantees shall be responsible for keeping the grass on said tract cut.


Prior Deed Reference: Instrument #201700004859, Mercer County Recorder's Official Records.

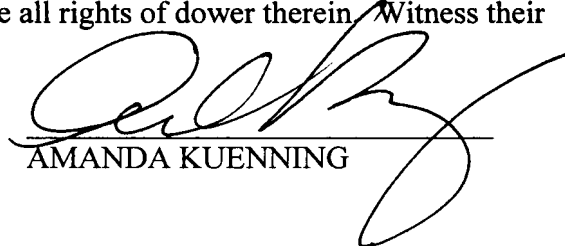
Tax Number: 09-104200.000

Map Number: 09-23-151-006

Premises known as 5330 Lake Drive, Celina Ohio 45833

IN WITNESS WHEREOF, the said Luke W. Kuenning and Amanda Kuenning, husband and wife, the grantors, who hereby release all rights of dower therein, Witness their hands this 22nd day of May, 2021.

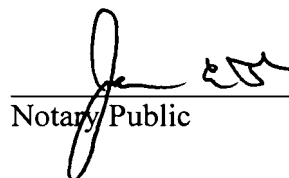

LUKE W. KUENNING


AMANDA KUENNING

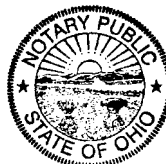
STATE OF OHIO :
: ss
COUNTY OF AUGLAIZE :

BE IT REMEMBERED, that on this 22nd day of May, 2021, before me the subscriber, a notary public in and for said state, personally came Luke W. Kuenning and Amanda Kuenning, husband and wife, the Grantors in the foregoing Deed who proved to me upon satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the signing thereof to be his/her and their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

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


Notary Public

This instrument prepared by:
Jason E. This
Attorney-at-Law
P.O. Box 42
New Bremen, Ohio 45869



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 03 R.C.