

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 03 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 03 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$ 647.50**
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] 9/3/2021
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Eugene G. Kramer, an unmarried man**, the Grantor herein, for valuable consideration paid, grant with general warranty covenants to **Shirley J. Wilkinson**, whose tax mailing address is 5605 Island View Drive, Celina, Ohio 45822, the following described real property:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER and STATE of OHIO:

Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 76, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the records of Mercer County, Ohio, Recorder's Office, all supplements and amendments thereto, and all taxes and assessments. In addition, Grantee has a shared well (located on the Line Between Lot Nos. 76 and 77), which the Grantee agrees to maintain in conjunction with, and equally with Lot No. 77.

Subject to: Legal highways, easements, restrictions of record, taxes, and assessments to date.

Prior Instrument Reference: Instrument No. 201900004675

Tax Parcel Number: 09-000776.0000

Tax Map Number: 09-16-352-020

Address of Property: 5605 Island View Drive, Celina, Ohio 45822

Grantor and Grantee herein agree that the real estate taxes and assessments will be prorated to the date of closing.

A title examination was not performed during the preparation of this instrument.

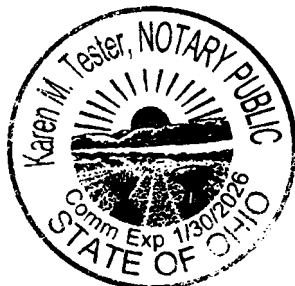
Executed this 3rd day of September, 2021.

Eugene G. Kramer
Eugene G. Kramer

Notary Acknowledgement

STATE OF Miss)
COUNTY OF Myers) ss.

The foregoing instrument was acknowledged before me this September 3rd, 2021, by
Eugene G. Kramer, an unmarried man.



Witness my hand and official seal.

Karen M. Tester
Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC
405 Myers Road
Celina, Ohio 45822