

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 22 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 22 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 521.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 11/22/2021
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, Frank K. Grove II, an unmarried man, for valuable consideration paid,
grants with general warranty covenants, to

**Mary F. Bieber and Brian W. Bieber, wife and husband,
for their joint lives, remainder to the survivor of them,**

whose **TAX MAILING ADDRESS** is 5364 Shore Drive, Celina, Ohio 45822, the
following real property:

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

TRACT ONE: (Residence)

Being all of Lot Number Fifteen (15) of Turtle Neck Point, as the same appears upon the
recorded plat thereof, subject to the easement of all other lot owners in Turtle Neck Point for the
use of the water well and connecting water lines thereto, which well is located on Lot Number
Fifteen (15) of said Addition.

Tax Parcel I.D. #09-044900.0000 / Tax Map #09-20-177-001

Prior Instrument Reference: Instrument #201800003431, Mercer County Recorder's Records.

TRACT TWO: (Boat Dock)

Situated in the Northwest Quarter (¼) of Section Twenty (20), Township Six (6) South, Range
Three (3) East, Franklin Township, and being a part of a tract as described in Mercer County
Deed Records Volume 298, Page 470, and being more particularly described as follows:

Beginning at a pipe in the Northeast corner of Lot 8-H of Section One (1) of Coldwater Beach as
recorded in Mercer County Plat Book 4, Page 39; thence South 88° 43' 53" East, Twenty-five
and Forty Hundredths (25.40) feet to an axle on the East side of the North Shore Drive; thence
South 09° 17' 29" East One Hundred Twenty-four and Fifteen Hundredths (124.15) feet along
said East line to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract

described herein; thence North 85° 32' 19" East Eighty-two and One Hundredth (82.01) feet passing an iron pin at Fifty-five and One Hundredth (55.01) feet to a point; thence South 29° 13' 42" West Twelve and Eighteen Hundredths (12.18) feet to a point; thence South 85° 32' 19" West Seventy-four and Forty Hundredths (74.40) feet passing an iron pin at Twenty-two (22.00) feet, to an iron pin on the East right-of-way of said North Shore Drive; thence North 09° 17' 29" West Ten and Seventeen Hundredths (10.17) feet along said East line to the place of beginning containing 0.018 acres, more or less, (793 sq. ft.) being subject to all legal highways and easements of record.

Tax Parcel I.D. #09-036700.0400 / Tax Map #09-20-177-016 (0.018 acres)

Prior Instrument Reference: Instrument #201800003433, Mercer County Recorder's Records.

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: November 22, 2021

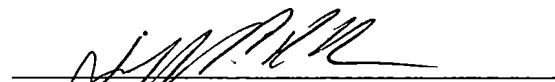


Frank K. Grove II

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Frank K. Grove II, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the 22nd day of November, A.D. 2021.



Notary Public for Ohio
My Commission: INDEFINITE



JEFFREY P. KNAPKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My Commission has
no expiration date
Section 147.03 R.C.

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822