

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 14 2022


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUN 14 2022

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

 6/14/2022  
Deputy Aud. Date

**OHIO WARRANTY DEED**

That JERRY L. MARBAUGH, Trustee of the JERRY L. MARBAUGH REVOCABLE TRUST dated December 17, 2009, Mercer County, State of Ohio, Grantor, for valuable consideration paid, grants with general warranty covenants to JUDITH M. MARBAUGH, Trustee of the JUDITH M. MARBAUGH REVOCABLE TRUST dated December 17, 2009, Grantee, whose address is 5259 Montezuma Acres Drive, Celina, Ohio 45822, the following described real estate:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax ID #09-005400.1300 (Lot No. 13)

Tax ID #09-005400.1400 (Lot No. 14)

Tax ID #09-005400.1500 (Lot No. 15 and Part Lot No. 16)

EXECUTED, this 27<sup>th</sup> day of May, 2022 by JERRY L. MARBAUGH, Trustee of the JERRY L. MARBAUGH REVOCABLE TRUST dated December 17, 2009.

JERRY L. MARBAUGH REVOCABLE TRUST  
dated December 17, 2009

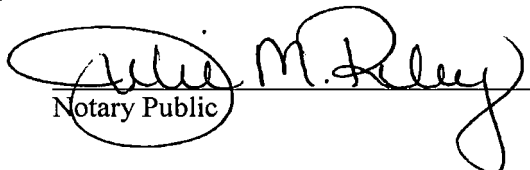
By:   
JERRY L. MARBAUGH, Trustee

STATE OF OHIO, COUNTY OF DARKE, SS:

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2022 by JERRY L. MARBAUGH, Trustee of the JERRY L. MARBAUGH REVOCABLE TRUST dated December 17, 2009.



JULIE M. RILEY  
Notary Public-State of Ohio  
My Comm. Exp. Jan 10, 2023

  
Notary Public

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.  
THIS INSTRUMENT PREPARED BY GARBIG & SCHMIDT, LLC., CAROLINE R. SCHMIDT,  
ATTORNEY, 2840 Alt. St. Rt. 49 N, P. O. Box 100, ARCANUM, OHIO 45304-0100

Exhibit "A"

Tract One:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING REAL PROPERTY:

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

Being Lots Numbered Thirteen (13) and Fourteen (14) in **Montezuma Acres West Subdivision** as the same are shown on the recorded plat thereof in Plat Cabinet 1, Page 83, and subject to the **Covenants and Restrictions** as set forth in Miscellaneous Volume 8, Pages 173 through 176, and the **Declaration of Covenants, Conditions and Restrictions** set forth in Miscellaneous Volume 8, Pages 182 through 189, all of said records being in the Mercer County Recorder's Office, and further subject to all other conditions, restrictions, and reservations of record.

**TAX PARCEL NUMBER 09-005400.1300 (Lot 13) (5259 Montezuma Acres Drive)**

**TAX MAP NUMBER 09-19-401-006 (Lot 13)**

**TAX PARCEL NUMBER 09-005400.1400 (Lot 14) (5261 Montezuma Acres Drive)**

**TAX MAP NUMBER 09-19-401-007 (Lot 14)**

**PRIOR INSTRUMENT REFERENCE: Instrument #201600006379, Mercer County Recorder's Office**

Tract Two:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING REAL PROPERTY:

Situated in the County of Mercer in the State of Ohio and in the Township of Franklin.

Being Lot Number Fifteen (15) in Montezuma Acres West Subdivision as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 83, and subject to the Covenants and Restrictions as set forth in Miscellaneous Volume 8, Pages 177 thru 181, and the Declaration of Covenants, Conditions and Restrictions set forth in Miscellaneous Volume 8, Pages 190 thru 197, all of said records being in the Mercer County Recorder's Office, and further subject to all other conditions, restrictions, and reservations of record.

ALSO: Being part of Lot Sixteen (16) in Montezuma Acres West Subdivision and further described as follows:

Beginning at an iron pin at the southwest corner of said Lot #16;  
Thence North 29° 10' 58" East 13.27 feet along the westerly line of Lot #16 to an iron pin;  
Thence South 84° 37' 07" East 321.30 feet to an iron pin at the southeast corner of said lot;  
Thence North 86° 44' 50" West 326.88 feet along the line between Lots #15 and #16 to the  
point of beginning containing 0.045 acres, more or less, (2053.4 square feet) and being  
subject to all legal highways and easements of record.

Deed Reference: Instrument #201000000123, Mercer County Recorder's Office.

Parcel I.D. No: 09-005400.1500

Tax Map #09-19-253-005