

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 12 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 20 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 717.50
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 9/20/2022
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

*THAT KEEGAN A. FAULKNER AND JILLIAN M. FAULKNER, husband and wife, the
GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable
Considerations to them paid by SHAWN R. CLUNE, an unmarried adult, the GRANTEE,
whose address is 6630 South Drive, Celina, Ohio 45822, the receipt whereof is hereby
acknowledged, does hereby Grant, Bargain, Sell and Convey to the said SHAWN R.
CLUNE, an unmarried man, the GRANTEE, the following described Real Estate situate in
the Township of Franklin, County of Mercer, and State of Ohio, to-wit:*

See Exhibit "A"

Last Transfer: Instrument #201800003681 of Mercer County, Ohio

*and all the Estate, Title and Interest of said GRANTORS in and to the said premises; To
have and to hold the same, with all the privileges and appurtenances thereunto belonging,
to said GRANTEE, forever.*

*And the said GRANTORS do hereby Covenant and Warrant that the title so
conveyed is Clear, Free and Unincumbered; and Further, that they will Defend the same
against all lawful claims of all persons whomsoever. Taxes and assessments shall be
prorated to the date of closing.*

*IN WITNESS WHEREOF, the said KEEGAN A. FAULKNER AND JILLIAN M.
FAULKNER, husband and wife, the GRANTORS, who hereby release all their right and
expectancy of Dower in the said premises, have hereunto set their hands this ____ day of
August, in the year of our Lord two thousand twenty-two.*

Keegan A. Faulkner
KEEGAN A. FAULKNER

Jillian M. Faulkner
JILLIAN M. FAULKNER

STATE OF OHIO, COUNTY OF MERCER, ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

Be it Remembered, That on this 10th day of ~~August~~^{September}, in the year of our Lord two thousand twenty-two, before me, a subscriber, a Notary Public in and for said county, personally came KEEGAN A. FAULKNER AND JILLIAN M. FAULKNER, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.

Kylie Houser
Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200



KYLIE HOUSER
Notary Public • State of Ohio
My Commission Expires:
February 3, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

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

Being Lot Number Nine (9) and Lot Number Thirteen (13) of Dorsten's Addition, as the same appears upon the record plat thereof, Plat Book 4, Page 62, Mercer County, Ohio Record of Plats. Reference is made to an easement through Lot 7 Hillside North Subdivision, recorded in Instrument #200600001452 of the Mercer County Recorder's Office, and being more particularly described as follows:

Being a five (5) foot easement situate along the west side of Hillside North Subdivision of the southwest quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Beginning at the southwest corner of Lot 7 of the aforesaid Hillside North Subdivision:

Thence N 01° 05' 05" E along the west line of said lot 7, for a distance of 150.28 feet to a point;

Thence N 89° 01' 13" W for a distance of 75.00 feet to the southeast corner of Lot 23 of Dorsten's Addition;

*Thence N 01° 06' 53" E along the east line of the aforesaid Lot 23 and west line of Hillside North Subdivision, for a distance of 25.00 feet to a point;
Thence S 89° 01' 13" E for a distance of 5.00 feet to a point;*

Thence S 01° 06' 53" W for a distance of 20 feet to a point;

Thence S 89° 01' 13" E for a distance of 75.00 feet to a point;

Thence S 01° 05' 05" W for a distance of 155.28 feet to the south line of Lot 7 Hillside North and the north right of way line of Hillside Court;

Thence N 89° 01' 53" W along the aforesaid south line and north right of west line, for a distance of 5.00 feet to THE POINT OF BEGINNING, containing therein 1,251 square feet. Prepared by James M. Kent, PS 6792, and evidenced by drawing #3492-12 dated March 7, 2006.

*Tax Parcel I.D. #09-053200.0000
Tax Parcel I.D. #09-053600.0000*

*Tax Map #09-20-332-001 (Lot 9)
Tax Map #09-20-332-002 (Lot 13)*