

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 23 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 23 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 420⁰⁰
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 9.23.2022
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Dean A. Dearth a widowed and not remarried man**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Anna Lowry**, whose tax mailing address is 7696 State Route 219, Celina, Ohio 45822, the following described real property:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:
Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the North half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 22; thence, North 88° 33' 39" West, along the North line of the Southwest Quarter of said Section 22 and the centerline of State Route 219, a distance of Five Hundred Forty-four and 20/100 (544.20) feet to a spindle. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 33' 39" West, along the last described line, a distance of One Hundred Fifty (150.00) feet to a spindle; thence, South 01° 07' 34" West, a distance of Three Hundred Twenty and 41/100 (320.41) feet to a 5/8 inch iron bar; thence, South 88° 33' 39" East, a distance of One Hundred Fifty (150.00) feet to a 5/8 inch iron bar; thence, North 01° 07' 34" East, a distance of Three Hundred Twenty and 41/100 (320.41) feet to the place of beginning. Containing 1.103 acres of land, more or less. Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated March 13, 2000, on file in the County Engineer's Office.

Minor Subdivision Map filed of record in Official Record Volume 111, Page 696, Mercer County Recorder's Records.

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

MINOR SUBDIVISION

Prior Instrument Reference: Inst. 201700000286; Inst. 20220000 _____
Tax Parcel Number: 09-080200.0300
Tax Map Number: 09-22-327-013
Address of Property: 7696 State Route 219, 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.

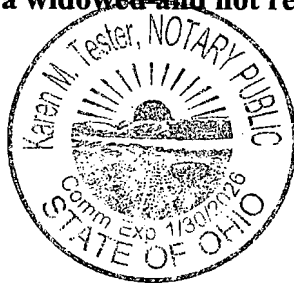
Executed this 21 day of September, 2022.

Dean A Dearth
Dean A. Dearth

Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Miami) ss.

The foregoing instrument was acknowledged before me this September 21, 2022,
by **Dean A. Dearth, a widowed and not remarried man.**



Witness my hand and official seal.

Karen 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