

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 15 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 15 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 210.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

418 2/15/2023
Deputy Aud. Date

WARRANTY DEED*

(statutory form)

Know All Men By These Presents, that **Erin L. Stahl**, unmarried, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Lakeshore Zeb's, LLC** an Ohio Limited Liability Company, Grantee, whose tax mailing address is 5134 It's It Road, Celina, Ohio 45822, the following described real estate:

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

Being a tract of land in Soller's First Addition, said tract being all of Lot Number 15 and part of Lot Number 14, and more particularly described as follows:

Beginning at the Northwest corner of Lot Number 15; thence North 7°26' West 28.89 feet along the West line of Lot Number 14 to an iron pipe; thence Easterly 97.13 feet across Lot Number 14 to an iron pipe set on the East line of Lot 14; thence South 7°26' East, 23.31 feet along the East line of Lot 14 to the Northeast corner of Lot 15; thence Westerly along the North line of Lot 15, 95 feet to the place of beginning. The intent of this deed is to convey a tract of land 97.83 feet on the South , 714 feet on the West, 97.13 feet on the North, 89 feet on the East, said tract being all of Lot 15 and part of Lot 14 as described above, subject to all water and sanitation regulations as the same are set forth on the recorded plat of this Addition and an easement is hereby granted to Grantee herein and subsequent owners of the lot herein conveyed, to the water front, designated by cement foot walk for the use and enjoyment of fishing dock which shall not exceed 15 feet of water front. This easement is granted on condition that the regulations of owner is complied with so that each owner in Soller's First Addition has equal use of the water front and be responsible for its clear and unobstructed appearance.

Parcel ID#: 09-008400.0000

Tax Map #: 09-19-402-043

Parcel ID#: 09-008300.0000

Tax Map #: 09-19-402-042

Property Address: 0 Bass Road, Celina, Ohio 45822

Real Estate Taxes shall be prorated to the date of the closing.

Executed this 10 day of Feb., 2023.


Erin L. Stahl

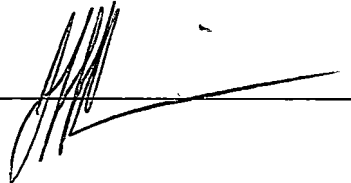
State of Ohio, County of Auglaize, §:

The foregoing instrument was acknowledged before me this 10 day of Feb., 2023 by **Erin L. Stahl**, unmarried.



JEFFREY P. SQUIRE
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03 R.C.

Notary Public



This Instrument prepared by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

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