

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
**Mar 07 2023**  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
**Mar 07, 2023**  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$1697.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec.  
319, 202 Randall E. Grapner, Mercer  
County Auditor.  
KP Mar 07, 2023  
Deputy Aud. Date

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **Kyrsten Chambers and Adam Rossbach, wife and husband**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **William E. Walter and Susan R. Walter, Trustees of Walter Living Trust dated October 10, 2022, a Trust created under the laws of the State of Ohio**, whose tax mailing address is 5283 Shore Drive, Celina, Ohio 45822, the following described real property:

### **SEE "EXHIBIT A" FOR LEGAL DESCRIPTIONS**

**Prior Instrument Reference:** Instrument No. 202000004923  
**Tax Parcel Number:** 09-036400.0000 & 09-042600.0000  
**Tax Map Number:** 09-20-177-025 & 09-20-152-007  
**Address of Property:** 5283 Shore Drive, Celina, Ohio 45822

Subject to all easements, conditions, legal highways, restrictions of record, and the lien of unpaid real estate taxes.

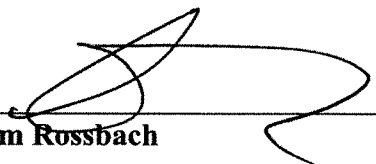
Grantors and Grantees herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Grantors hereby release all rights and expectancy of dower in the above described real estate.

A title examination was not performed during the preparation of this instrument.

Executed this 3 day of March, 2023.

  
Kyrsten Chambers

  
Adam Rossbach

**Notary Acknowledgement**

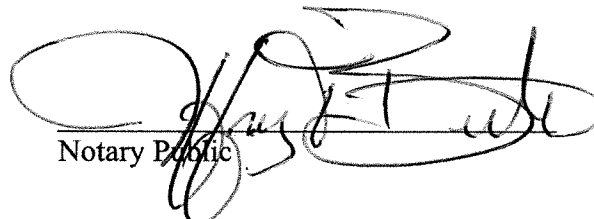
STATE OF OHIO )  
 ) ss.  
COUNTY OF Auglaize )

The foregoing instrument was acknowledged before me this 3rd of March, 2023,  
by **Kyrsten Chambers and Adam Rossbach, wife and husband.**



JEFFREY T BERTKE  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
September 04, 2023

Witness my hand and official seal.

  
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

**EXHIBIT A**

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

**Parcel No. 1:**

A tract of land located in the Northwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, more fully described as follows:

Beginning at an iron pipe marked "L", said point being on East line of North Shore Drive 419.65 feet South, measured along East line of North Shore Drive, from the Northwest corner of Section 1, of Coldwater Beach, as same is shown on recorded plat thereof;

thence with an interior angle of 105° 43' and a distance easterly of 57 feet to an iron pipe marked "M" set on Raudabaugh line;

thence 33° West a distance of 77.05 feet on and along Raudabaugh line to iron pipe marked "J";

thence with an interior angle of 109° 02' and a distance westerly of 36 feet to iron pipe "K" set on East line of North Shore Drive;

thence with an interior angle of 85° 17' and a distance northerly along East line of North Shore Drive of 62.25 feet to a Point of Beginning, containing .075 acres. Said tract being a portion of Section 1, Coldwater Beach.

**AND ALSO**

**Parcel No. 2:**

Being a tract of land located in the Northwest Quarter of Section Twenty (20), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio

Being Lot Numbered 2H-A of Replat of Lots 2 & 3 of Section H of Coldwater Beach, as the same appears upon the replat recorded Instrument 202000006417, Deed Records of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and all legal highways.

Said premises are subject to the following Deed Restrictions:

The outside/outdoor storage of recreational vehicles, golf carts, trailers, boats, jet skis, or any other water craft is not permitted.