

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 28 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 28 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **1851⁵⁰**
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
Deputy Aud. Date

4-28-2023

SURVIVORSHIP DEED

BRIAN J. DULING and LISA M. DULING, husband and wife, Grantors, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to ROSS ALLEN BROWN and AMY MARIE BROWN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 12505 Headapohl Road, Wapakoneta, Ohio 45895, the following **REAL PROPERTY**:

TRACT ONE:

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

Being Lot Number Four (4), Dorsten's First (1) Addition in Club Island, Franklin Township, Mercer County, Ohio.

TRACT TWO:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, bounded and described as being part of the real estate owned in the Northeast Quarter of the Northwest Quarter of Section Twenty-three (23), Town Six (6) South, Range Three (3) East, lying between lots numbered One through Ten of Dorsten's Club Island Addition and the Raudabaugh Survey line to the North, as shown on the recorded plat thereof, and bounded and described as follows:

Beginning at the northwest corner of Lot Number Four (4) of Dorstens Club Island Addition;

Thence northerly on and along the west line of said Lot Number 4 extended

northward to where it intersects the Raudabaugh Survey line;

Thence eastward following the Raudabaugh Survey line to a point of intersection with East line of said Lot Number Four (4) extended northward;

Thence southward on and along the East line of said Lot Number Four (4); thence westward on and along the north line of said Lot Number Four (4) to the PLACE OF BEGINNING.

Subject to all easements, conditions, restrictions, and limitations of record and all legal highways.

Prior Instrument Reference: #201800005904, Mercer County Recorder's Official Instrument Records.

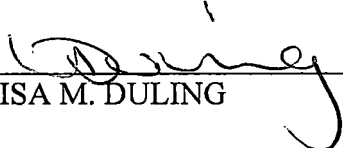
Premises known as 5427 Club Island (Cincy Road), Celina, Ohio 45822

Tax Number: 09-088400.0000

Map Number: 09-23-127-008

IN WITNESS THEREOF, the said BRIAN J. DULING and LISA M. DULING, husband and wife, Grantors, who hereby release any right and expectancy of dower, have hereunto set his/her/their hands, this 26th day of April, 2023.

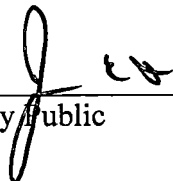

BRIAN J. DULING


LISA M. DULING

STATE OF OHIO :
: ss.
COUNTY OF AUGLAIZE :

BE IT REMEMBERED, that on this 26th day of April, 2023, before me the subscriber, a notary public in and for said state, personally appeared BRIAN J. DULING and LISA M. DULING, husband and wife, the Grantors in the foregoing Deed who proved to me upon satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged the signing thereof to be his/her/their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.


Notary Public

This instrument prepared by:
Jason E. This, Attorney-at-Law
P.O. Box 42
New Bremen, Ohio 45869



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 03 R.C.