

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 07 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 07 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1834.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KR 8/7/2023
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **NIEMEYER PROPERTIES, LLC**, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants, to **GARY BRUNS and TINA THOBE**, Grantees, for their joint lives remainder to the survivor of them, the following real property (the "Premises"):

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

Being a part of the Southwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and more particularly described as follows: Being Lot Number Twenty-two (22) of HILLSIDE NORTH SUBDIVISION, as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 381, Mercer County Recorder's Plat Records, and subject to all easements, conditions, restrictions and rights-of-way of record.

Known as: 5145 S. Lake Court, Celina, Ohio 45822
PPN: #09-051800.2200 Tax Map: #09-20-334-022
Prior Instrument #201800002202 and 202100004213

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record; and
- (ii) All legal highways.

Prior Instrument Reference: Instrument #202100004213, Mercer County Recorder.

Executed on the 3 day of August, 2023.

NIEMEYER PROPERTIES, LLC, an Ohio
limited liability company

By: Bryan A. Niemeyer

Bryan A. Niemeyer, Member

STATE OF OHIO

COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Bryan A. Niemeyer, Member of NIEMEYER PROPERTIES, LLC, an Ohio limited liability company, the Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, and the free act and deed of said company.

In Testimony Whereof, I have hereunto set my hand and official seal, at F. Lorumie,
Ohio this 3rd day of ~~July~~ Aug., 2023.



PAULA J. BARHORST
Notary Public, State of Ohio
My Commission Exp. Mar. 9, 2024

Paula J. Barhorst
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365