

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 22 2023

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 22 2023

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$192.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 8/22/2023  
Deputy Aud. Date

## **SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS that **Karen Lee Tribby, an unmarried woman**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Ed Neargarder and Diane Neargarder**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 136 Water Crest Avenue, St. Marys, Ohio 45885, the following described real property:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:

Being part of the Northeast quarter (1/4) of the Northeast quarter (1/4) of Section Twenty (20), Town Six (6) South, Range Three (3) East, and being Lot Number Three (3) of the plat known as South Bay Addition, recorded in Plat Book 4, Page 16 of the Plat Records of Mercer County, Ohio. This conveyance being subject to the right of a water way reserved by Clarence L. Harris and Gladys Harris in deed to Herbert Chas. Busch and F.E. Leibig dated April 10, 1936 and recorded in Deed Book 128, Page 295, of the Deed Records of Mercer County, Ohio on April 11, 1936.

Subject to a Water Well Agreement and Easement filed in Instrument #201100004338, Mercer County Recorder's Records.

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

**Prior Instrument Reference:** Instrument No. 201700000445  
**Tax Parcel Number:** 09-013400.0000  
**Tax Map Number:** 09-20-227-022  
**Address of Property:** 0 Karafit Road, #3, Celina, Ohio 45822

Grantor and Grantees 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.

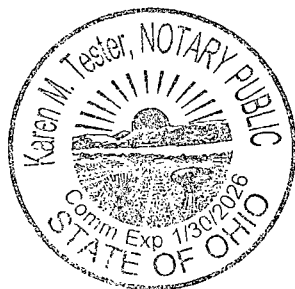
Executed this 21 day of August, 2023.

Karen Lee Tribby  
Karen Lee Tribby

**Notary Acknowledgement**

STATE OF Ohio )  
COUNTY OF Muskegon ) ss.

The foregoing instrument was acknowledged before me this August 21, 2023,  
by **Karen Lee Tribby, an unmarried woman.**



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