

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Aug 28 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Aug 28, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$630.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Aug 28, 2023
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Aaron M. Taylor , a married man**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Taylor R. Roberts and Kerry A. Roberts Jr**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5221 Grove Drive, Celina, Ohio 45822, the following described real property:

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

Being Lots Numbered Twelve (12), Thirteen (13), and Fourteen (14) of "THE GROVE" SUBDIVISION (Part of Coldwater Beach Subdivision) as the same appears upon the recorded plat of "THE GROVE" SUBDIVISION (part of Coldwater Beach Subdivision, of record in Plat Book 6, Page 2) of the Mercer County, Ohio, Records of Plats and subject to the restrictions and conditions contained in the previous deeds.

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

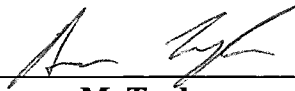
Prior Instrument Reference: Instrument No. 201600003406
Tax Parcel Number: 09-047300.0000, 09-047400.0000, & 09-047500.0000
Tax Map Number: 09-20-327-011, 09-20-327-010, & 09-20-327-009
Address of Property: 5221 Grove Drive, Celina, Ohio 45822

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

Taylor A. Taylor, spouse of Grantor, hereby releases 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 21 day of August, 2023.



Aaron M. Taylor

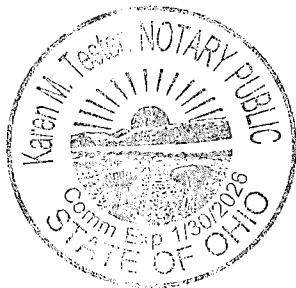


Taylor A. Taylor, releasing dower

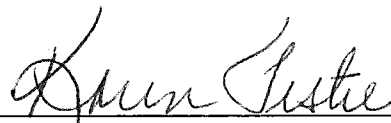
Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Marion) ss.

The foregoing instrument was acknowledged before me this August 21, 2023,
by **Aaron M. Taylor and Taylor A. Taylor, husband and wife.**



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