

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


NOV 02 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 02 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$525.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 11/2/2023
Deputy Aud. Date

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that TERRY L. NIEHAUS and PATRICIA M. NIEHAUS, TRUSTEES OF THE TERRY L. NIEHAUS AND PATRICIA M. NIEHAUS REVOCABLE TRUST AGREEMENT DATED MAY 12, 2020, Grantors, for valuable consideration paid, grant, with fiduciary covenants, to CARTER D. HOGENKAMP and OLIVIA L. HOGENKAMP, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is 7051 Woods Ct., Celina, OH 45822, the following real property (the "Property"):

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

Being Lot Numbered 108, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions, and restrictions of record including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc. as recorded in Volume 11, Page 984 of the records of Mercer County, Ohio, Recorder's Office, and all supplements and amendments thereof.

Parcel Number: 09-000799.0108

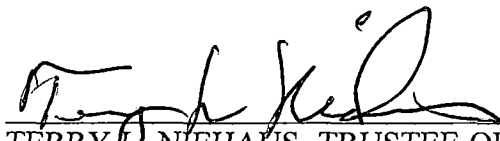
Tax Map Number: 09-16-353-004

Prior Instrument Reference: Instrument# 202100003367

The Property is conveyed subject to, and there are hereby excepted from the fiduciary covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed this 31st day of October, 2023.



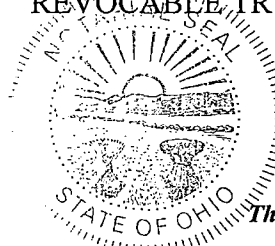
TERRY L. NIEHAUS, TRUSTEE OF THE
TERRY L. NIEHAUS AND PATRICIA M.
NIEHAUS REVOCABLE TRUST
AGREEMENT DATED MAY 12, 2020



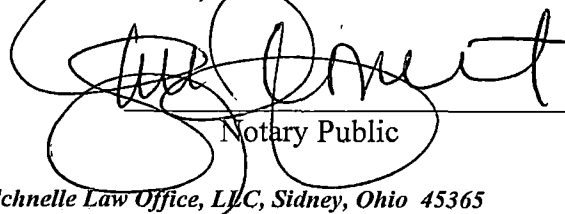
PATRICIA M. NIEHAUS, TRUSTEES OF
THE TERRY L. NIEHAUS AND
PATRICIA M. NIEHAUS REVOCABLE
TRUST AGREEMENT DATED MAY 12,
2020

STATE OF OHIO)
)
COUNTY OF AUGLAIZE)

The foregoing instrument was acknowledged before me this 31st day of October, 2023 by TERRY L. NIEHAUS, TRUSTEE OF THE TERRY L. NIEHAUS AND PATRICIA M. NIEHAUS REVOCABLE TRUST AGREEMENT DATED MAY 12, 2020 and PATRICIA M. NIEHAUS, TRUSTEE OF THE TERRY L. NIEHAUS AND PATRICIA M. NIEHAUS REVOCABLE TRUST AGREEMENT DATED MAY 12, 2020.



LAURA E BROOKHART
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-27-2025


Notary Public

This instrument prepared by: Schnelle Law Office, LLC, Sidney, Ohio 45365