

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
Feb 22 2024  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
Feb 22, 2024  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$857.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec.  
319, 202 Randall E. Grapner, Mercer  
County Auditor.  
KP Feb 22, 2024  
Deputy Aud. Date

## **SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS that **Kevin Lyme, a married man**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Gerald Horstman and Lisa Horstman**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5145 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 Seventeen (17), Eighteen (18) and Nineteen (19) of Dorsten's Addition as the same appears upon the recorded plat thereof, Plat Book 4, Page 62, Mercer County, Ohio Record of Plats.

Subject to all legal highways and subject to, and with the benefit of all restrictions, conditions, limitations, reservations and easements of record, if any, and to zoning restrictions which have been imposed thereon, if any. Also subject to taxes, and assessments to date.

**Prior Instrument Reference:** Instrument No. 202000001142  
**Tax Parcel Number:** 09-054300.0000 & 09-054100.0000  
**Tax Map Number:** 09-20-331-006 & 09-20-331-008  
**Address of Property:** 5145 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.

Elizabeth Scott, 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 31 day of January, 2024.

Kevin Lyme  
Kevin Lyme

Elizabeth Scott  
Elizabeth Scott, releasing dower

### Notary Acknowledgement

STATE OF Ohio )  
 ) ss.  
COUNTY OF Miami )

The foregoing instrument was acknowledged before me this January 31, 2024, by **Kevin Lyme and Elizabeth Scott, husband and wife.**

Witness my hand and official seal.



BETTY DUBRY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
12-15-24

[Signature]  
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