

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
May 21 2021
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
May 21, 2021
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$227.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS May 21, 2021
Deputy Aud. Date

FOR OFFICIAL USE ONLY – DO NOT WRITE ABOVE THIS LINE

**Deed of Executor, Administrator, Trustee,
Guardian, Receiver or Commissioner**
(Ohio Statutory Form: R.C. §5302.09)

**Doris M. Young, Trustee of the Young Revocable Living Trust dated
12/17/2007**, Grantor, by the power conferred by the **Young Revocable Living Trust dated
12/17/2007** as set forth in **that certain Memorandum of Trust dated October 25, 2016**,
for valuable consideration paid, hereby grants with fiduciary covenants to **Bruce J. Parr
and Christa L. Parr, husband and wife**, the Grantees, for their joint lives, remainder to the
survivor of them, all right and title as Grantor has or ought to have in and to the following
described real property:

**See Exhibit “A” Legal Description attached hereto and incorporated by
reference as though fully rewritten herein.**

Permanent Parcel No.: 40-017300.0000

Tax Map No. 03-11-300-006

Property Address: 8039 Shelly Road, Mendon, OH 45862

Tax Mailing Address: 8039 Shelly Road, Mendon, OH 45862

Prior Instrument Reference: Mercer County OR Instrument Number 201600003870

*The real property described above is conveyed subject to, and there are excepted
from the fiduciary covenants, the following: all easements, covenants, conditions and
restrictions of record; all legal highways; zoning, building and other laws, ordinances and
regulations; real estate taxes and assessments not yet due and payable.*

**This deed is given to consummate the land contract between Bennie and Doris Young
and Bruce Parr recorded 7/13/2018 and recorded as Instrument Number
201800003330.**

LEGAL DESCRIPTION

Order No.: 700210319

For APN/Parcel ID(s): 40-017300.0000

Tax Map No. 03-11-300-006

Situated in the Township of Union, County of Mercer and State of Ohio, bounded and described as follows:

The following described real estate being part of the Southwest Quarter of the Southwest Quarter of Section 11, Town 4 South, Range 3 East:

Commencing at a railroad spike marking the Southwest corner of said Section 11;

Thence North 2 degrees 1 minutes East 281.50 feet to a point marked by a railroad spike;

Thence South 88 degrees 13 minutes East a distance of 309.5 feet to a point marked by an iron pipe and being the true place of beginning for the parcel herein described;

Thence South 2 degrees 1 minutes West a distance of 281.50 feet to a point on the South line of said Section 11. Said point being marked by a railroad spike;

Thence with the South line of said Section 11, South 88 degrees 13 minutes East a distance of 309.5 feet;

Thence North 2 degrees 1 minutes East a distance of 281.5 feet;

Thence North 88 degrees 15 minutes West 309.5 feet to the place of beginning and containing Two acres, more or less. Subject to all highways and easements of record. Together with all buildings and improvements.

The above described parcel being a part of Violet A. Washburn's 35 acre tract as recorded in Deed Volume 232, Page 654, in the Office of the Mercer County Recorder.

8039 Shelley Road
Mendon, Ohio 45862

PPN: 40-017300.0000

Tax Map No. 03-11-300-006

Executed this 17th day of May, 2021.

GRANTOR:

Doris M. Young, trustee
Doris M. Young, Trustee of the
Young Revocable Living Trust dated 12/17/2007

STATE OF OHIO)
COUNTY OF Mercer) ss:

The foregoing instrument was acknowledged before me this 15th day of May, 2021 by **Doris M. Young, Trustee of the Young Revocable Living Trust dated 12/17/2007.**

FIDELITY NATIONAL TITLE
5340 Meadow Lane Court
SHEFFIELD VILLAGE, OH 44035
700210319

Katherine M. Williams
NOTARY PUBLIC

This Instrument prepared by:
Mark F. Craig, Esq.
P.O. Box #255
Vermilion, OH 44089
(440) 973-6827

Box: Fidelity National Title Company



KATHERINE M WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
February 9, 2026