

That the Grantors, Terry Alan Bransteter, aka Terry A. Bransteter and Vivian Bransteter, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantee, Cris D'Andrea, whose tax mailing address is 12375 Smith Road, Rockford, OH 45882, the following real property:

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

Being a tract out of the Anthony Shane Reserve and Section 1 of the Godfrey Reserve, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the West quarter post of the Southeast Quarter of Section 1, Godfrey Reserve, Dublin Township, said point being defined by a spike found over a stone on the centerline of the Old Town Run Road; thence South $88^{\circ}45'35''$ West, on and along the centerline of the Old Town Run Road, Two Thousand Forty-One and Fifty-Nine Hundredths (2041.59) feet to a nail found at the intersection of the centerline of the Old Town Run Road and the Smith Road; thence South $12^{\circ}23'35''$ West, along the centerline of the Smith Road, One Thousand One Hundred Seventy-Six and Ninety-Two Hundredths (1176.92) feet to a nail set as the place of beginning; thence North $75^{\circ}16'00''$ West, One Hundred Ninety and Seventy-Six Hundredths (190.76) feet to an iron pin set on the West line of the former railroad (Penn Central) right of way and passing thru a point on the west line of the Godfrey Reserve at One Hundred Forty-Six and Twenty-Six Hundredths (146.26) feet; thence South $17^{\circ}50'01''$ West, along the West line of the former railroad right of way and also being the East right of way line of State Route 118, One Thousand One Hundred Ninety-Five and Fifty-Nine Hundredths (1195.59) feet to a point on the centerline of the Shanes Road and passing thru an iron pin set at Two Hundred Forty-Two and Fifty-Four Hundredths (242.54) feet; thence South $80^{\circ}53'59''$ East, Forty-One and Seventy-Six Hundredths (41.76) feet along the centerline of the Shanes Road to a point; thence North $17^{\circ}50'01''$ East along the East line of the former railroad right of way, Nine Hundred Fifty-Two and Seventy-Four Hundredths (952.74) feet to a monument; thence South $80^{\circ}28'22''$ East, Seventy-Eight and Ninety Hundredths (78.90) feet to an iron pin found on the East line of the Anthony Shane Reserve; thence continuing South $80^{\circ}28'01''$ East, Ninety-Three and Twenty-Six Hundredths (93.26) feet to a spike found on the centerline of the Smith Road; thence North $12^{\circ}23'35''$ East along the centerline of the Smith Road, Two Hundred Twenty-Two and Ninety-Seven Hundredths (222.97) feet to the place of beginning.

The aforescribed tract contains One and Nine Hundred Eighty Thousandths (1.980) acres, more or less, subject to all roadways, easements, conditions, restrictions and right of ways imposed thereon.

The Grantors, in compliance with the Mercer County Subdivision Regulations, have dedicated additional land west of and adjacent to the existing right of way of the Smith Road to create a thirty (30.00) foot right of way along this parcel.

All bearings for this survey were turned from the centerline of the Smith Road established as North $12^{\circ}23'35''$ East on previous survey.

This description was prepared by Roy F. Thompson, Jr.,

ENG. MAP # 004-SR-46 (T)

Registered Surveyor #5379.

VOL 313 PAGE 795

Last transfers of record appear in Volume 303, Page 248, and Volume 308, Page 279, of the Mercer County Recorder's Records of Deeds.

Grantors agree to pay the June, 1990, installment of real estate taxes and assessments; Grantee assumes and agrees to pay the December, 1990 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

The Grantors herein, Terry A. Bransteter and Vivian Bransteter, husband and wife, release all rights of dower therein.

Witness our hands, this 8th day of June, 1990.

SIGNED AND ACKNOWLEDGED.
IN PRESENCE OF:

Jennifer Bertram
JENNIFER BERTRAM
Diana J. Eyink
DIANA J. EYINK

Terry A. Bransteter
Terry A. Bransteter
Vivian Bransteter
Vivian Bransteter

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Terry A. Bransteter and Vivian Bransteter, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio, this 8th day of June, 1990.

JENNIFER BERTRAM
Notary Public — State Of Ohio
My Commission Expires Apr. 9, 1993

This instrument prepared by: Meikle, Tesno & Luth, Attys.
100 North Main Street, Celina, Ohio 45822

This deed prepared without the benefit of a title search.

EXEMPT FROM MINOR
SUBDIVISION REGULATIONS

RECEIVED

JUN 8 1990

MERCER COUNTY
TAX MAP DEPARTMENT

BY KAS

Exemption paragraph, conveyance Fee 76.00
The Grantor and Grantee of this deed have complied with the provisions of Sec. 319.202 Roger A. Schwieterman, Mercer County Auditor.

ZAK 6-8-90
Deputy Aud Date

We are pleased to have your business.

26333

OHIO WARRANTY DEED

Terry A. Bransteter

TO

Cris D'Andrea
12385 Smith Road
Rockford, OH 45882

TRANSFERRED

JUN 8 1990

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 8 day of June 1990
at 3:11 o'clock P.M.
recorded June 11 1990
In Mercer Co., Ohio, Record of
Deeds
Patricia E. Gault
RECORDER - MERCER, CO., OHIO

Fee \$10.00

Vol. 313 pg. 794-5