

OHIO WARRANTY DEEDInstrument Book Page
200000000476 OR 103 421**KNOW ALL PERSONS BY THESE PRESENTS**

That, **JEFFREY HAROLD HALDERMAN and CYNTHIA JANE HALDERMAN**, as Trustees of the **JEFFREY HAROLD HALDERMAN LIVING TRUST**, dated March 14, 1994, and **JARELYN DEE EMERSON**, Trustee of the **JARELYN DEE EMERSON REVOCABLE TRUST** created by instrument dated August 22, 1994,

the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 330, PAGE 416, and VOLUME 334, PAGE 641, Mercer County Recorder's Office**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

JACK R. SEVERNS and CAROL S. SEVERNS,

the Grantees, whose **TAX MAILING ADDRESS** will be

6072 Mercer Road, Mendon, Ohio 45862,

does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the **TOWNSHIP of DUBLIN, COUNTY of MERCER, and STATE of OHIO:**

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast quarter of Section 25, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section 25;

thence S 88° 48' 05" E, 1669.06 feet along the North line of the Northeast quarter of said Section 25 also being the centerline of State Route 707 to a MAG nail set as the Point of Beginning;

thence continuing S 88° 48' 05" E, 200.00 feet along the last described line to a MAG nail set;

thence S 01° 11' 55" W, 544.50 feet passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set;

thence N 88° 48' 05" W, 200.00 feet to an iron pin with cap set;

thence N 01° 11' 55" E, 544.50 feet passing through an iron pin with cap set at 514.50 feet to the Point of Beginning, containing 2.500 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated October 25, 1999, on file in the County Engineer's and Recorder's Offices.

Tax Parcel I.D. # 07-049800-0000

MINOR SUBDIVISION

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 31 2000

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 07-25-200-003

Exemption paragraph, conveyance Fee 3.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
312. 202 Mark Giesige Mercer
County Auditor.

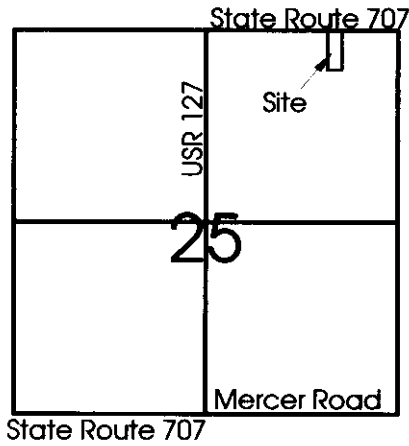
SLG 1-31-00
Deputy Aud. Date

TRANSFERRED

JAN 31 2000

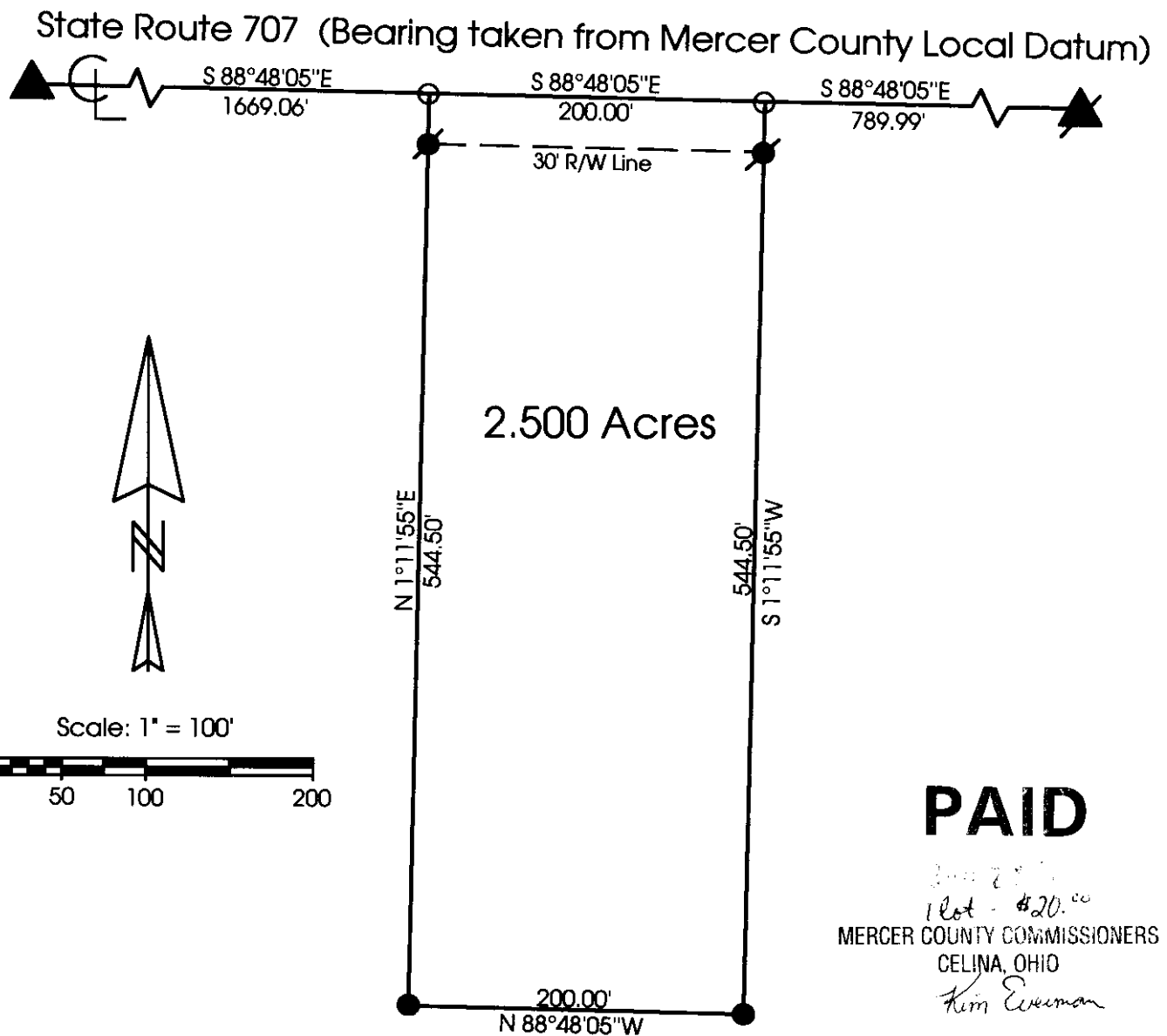
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

be the same more or less, but subject to all legal highways.



Legend:

- ▲ Cornerstone @ NE Corner Section 25
- ▲ Iron Pin w/cap @ N1/4 Post Section 25
- ⦿ 5/8" X 30" Iron Pin w/cap set @ 30' R/W line
- 5/8" X 30" Iron Pin w/cap set
- MAG Nail set



**Marbaugh
Land Surveying**

1210 Yorkshire Court
Celina, Ohio 45822
(419) 586-4293

Kent B. Marbaugh
Kent B. Marbaugh P.S. 7421



Severns Survey

State of: <u>Ohio</u>	County: <u>Mercer</u>
Township: <u>Dublin</u>	Sec: <u>25</u> Town: <u>4S</u> Range: <u>2E</u>
City/Village: _____	Subdivision: _____ Lot: _____
Deed Ref: <u>Vol. 287 Pg. 134</u>	Date Surveyed: <u>10-25-99</u>
Approvals: <i>Bruce Gendler</i> Agency: <u>Board of Health</u> Date: <u>22 OCT 99</u>	<i>John F. Ellinger</i> County Sanitary Engineer County Engineer <u>10-27-99</u>

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And, **JEFFREY HAROLD HALDERMAN** and **CYNTHIA JANE HALDERMAN**, as Trustees of the **JEFFREY HAROLD HALDERMAN LIVING TRUST**, dated March 14, 1994, and **JARELYN DEE EMERSON**, Trustee of the **JARELYN DEE EMERSON REVOCABLE TRUST** created by instrument dated August 22, 1994, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above-described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **free from all incumbrances whatsoever** and that they will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, the 12th day of January, in the year of our Lord Two Thousand (2000).

Signed and acknowledged in the presence of:

Ursula A Schuebel
Witness - URSULA A. Schuebel

Rosemarie Garrison
Witness - ROSEMARIE GARRISON

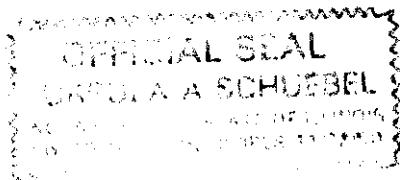
Jeffrey Harold Halderman
JEFFREY HAROLD HALDERMAN,
Trustee of the **JEFFREY HAROLD HALDERMAN LIVING TRUST**, dated March 14, 1994

Cynthia Jane Halderman
CYNTHIA JANE HALDERMAN,
Trustee of the **JEFFREY HAROLD HALDERMAN LIVING TRUST**, dated March 14, 1994

STATE OF ILLINOIS - COUNTY OF LAKE

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **JEFFREY HAROLD HALDERMAN** and **CYNTHIA JANE HALDERMAN**, as Trustees of the **JEFFREY HAROLD HALDERMAN LIVING TRUST**, dated March 14, 1994, 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 Lake County, Illinois, this 12 day of January, A.D. 2000.



Ursula A Schuebel
Notary Public for the State of Illinois
My Commission Expires: 11/2/2000

IN WITNESS WHEREOF, I have hereunto set my hand, the 19th day of January,
in the year of our Lord Two Thousand (2000).

Signed and acknowledged in the presence of:

Renee W. Dickerson
Witness - Renee W. Dickerson

Bill Scarbrough
Witness - Bill Scarbrough

Jarelyn Dee Emerson
JARELYN DEE EMERSON, Trustee
of the JARELYN DEE EMERSON
REVOCABLE TRUST created by
instrument dated August 22, 1994

STATE OF ALABAMA - COUNTY OF PIKE

Before me, as Notary Public in and for said County and State, personally appeared the
above-named JARELYN DEE EMERSON, Trustee of the JARELYN DEE EMERSON
REVOCABLE TRUST created by instrument dated August 22, 1994, whom acknowledged that
she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Pike
County, Alabama, this 19th day of January, A.D. 2000.

Robin S. Baker
Notary Public for the State of Alabama
My Commission Expires: 2/17/02

Robin S. Baker

This instrument prepared by: KNAPKE LAW OFFICE, 115 N. Walnut St., Celina, Ohio 45822.

200000000476
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 01-31-2000 At 02:29 pm.
WARNTY DEED 22.00
OR Book 103 Page 421 - 424

200000000476
KNAPKE
FILE