

WARRANTY DEED

Know all persons by these presents, that **JOHN G. WARD, JR.**, unmarried, the Grantor, who claims title by or through instrument recorded in Volume OR 120, page 1907, Volume 332, page 517, Volume 271, page 601, and Volume 332, page 520-522, Mercer County Recorders Office, for the consideration of One Dollar and Other Valuable Considerations received to his full satisfaction of **JACK L. STAUDT, JR.**, unmarried, the Grantee, whose tax mailing address will be 869 Foraker Avenue, Sidney, Ohio 45365, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, his heirs and assigns, the following described premises:

TRACT I:

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

Being a part of Lot Number Four (4) of Ancil and Edna Phelps Subdivision, more particularly described as follows:

Commencing at the Southwest corner of Lot 5, Ancil and Edna Phelps Subdivision, thence South $0^{\circ}59'50''$ West 20 feet to the South line of Lot 4 of said subdivision; thence South $88^{\circ}32'39''$ East 130 feet along said South line to a point; thence North $0^{\circ}59'50''$ East 20 feet to a point at the Southeast corner of Lot 5 of said subdivision; thence North $88^{\circ}32'39''$ West 130 feet along the South line of said Lot 5 to the place of beginning.

Prior deed reference: Volume 332, page 517, Mercer County Recorder's Office, Mercer County, Ohio.

TRACT II:

Situated in the Township of Franklin, County of Mercer, and State of Ohio:

Being Lot 5 in Phelps Subdivision situated in the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as the same is shown on the plat thereof recorded in Plat Book 11, page 16, Plat Records of Mercer County, subject to all easements, conditions and restrictions of record.

LESS AND EXCEPT: Being a part of Lot 5 of Ancil and Edna Phelps Subdivision, Franklin Township, Mercer County, Ohio, and described as follows:

Beginning at a point 10 feet South $0^{\circ}59'50''$ West of the Northwest corner of said Lot 5; thence South $0^{\circ}59'50''$ West 20 feet continuing to a point; thence South $88^{\circ}32'39''$ East 130 feet to a point; thence North $0^{\circ}59'50''$ East 20 feet to a point; thence North $88^{\circ}32'39''$ West 130 feet to the point of beginning.

NOTE: This exception is subject to a non-exclusive permanent easement of ingress and

egress for the benefit of Tract I and II above, which was reserved in Deed Volume 332, page 522 and also granted in Deed Volume 329, page 373.

ALSO LESS AND EXCEPT: Part of Lot 5 Phelps Subdivision conveyed in Volume 332, page 520, and described as follows:

Commencing at the Northwest corner of said Lot 5; thence S0°59'50"W 10 feet along the West side of said lot to a point; thence S88°32'39"E 130 feet to the East side of said lot; thence N00°59'50"E 10 feet to the Northeast corner of said lot; thence N88°32'39"W 130 feet along the North line of said lot to the place of beginning.

Prior deed reference Volume OR 120, page 1907, Mercer County Recorder's Office, Mercer County, Ohio.

Also Grantors interest in a non-exclusive permanent easement set forth in volume 329, page 376, for the benefit of Tract I and II above, for ingress and egress over the following; to-wit:

Part of Lot 4, Phelps Subdivision described as follows:

Beginning at the Northwest corner of said Lot 4; thence East 20 feet along the North line of said lot to a point; thence South 70 feet to the South line of said lot; thence West 20 feet to the West line of said lot extended; thence North 70 feet to the point of beginning.

Also Grantors interest in a non-exclusive permanent easement set forth in Volume 329, page 375 for the benefit of Tract I and II above, for ingress and egress over the following, to-wit:

Part of Lot 7 of Phelps Subdivision described as follows:

Beginning at the Southwest corner of said Lot 7; thence North 10 feet along the West line of said lot to a point; thence Southeasterly to a point on the South line of said lot 20 feet East of the point of beginning; thence West along the South line of said lot 7 to the point of beginning.

Also Grantors interest in a permanent easement set forth in Volume 329, page 377 for the benefit of Tract I and II above, in the following, to-wit:

Part of lot 3, Phelps Subdivision described as follows:

Beginning at a 3/4 inch iron bar at the Northwest corner of said lot 3; thence S88°35'31"E 130.00 feet along the North line of said lot number 3 to a point; thence S00°59'57"W 8.55 feet along the Southerly projection of the East line of lot 5 in said subdivision to a point; thence S86°40'54"W 130.36 feet along the line of a certain chain link fence and the Easterly projection thereof to a point in the West line of said lot 3; thence N00°57'21"E 19.29 feet along the West line of said lot 3, to the place of beginning.

Containing 0.042 acre, more or less.

This Grant of Easement is subject to the condition that Grantees may not use said premises for the storage of boats, trailers, motor vehicles or similar items of personal property. They also may not construct any buildings, garages, storage sheds or similar structures within said premises, or make additions to the existing structure which would encroach any further onto the subject premises other than the existing structure as set forth on the attached drawing to Volume 329, page 377.

DESCRIPTION
SUFFICIENT
FOR TAX MAPING PURPOSES

TAX MAP #: 9-23-151-006

MAR 05 2001

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 45⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
K.P. 3-5-01
Deputy Aud. Date

TRANSFERRED

MAR 05 2001

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Grantees shall be responsible for keeping the grass on said tract cut.

TAX PARCEL NUMBER: 9-104200.0000

Taxes shall be prorated to date of closing. Grantee shall assume and pay all taxes and assessments thereafter.

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

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And, John G. Ward, Jr., the said Grantor, does for himself and his heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, he is well seized of the above described premises, as a good and indefeasible estate in Fee Simple, and has 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 he will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, he has hereunto set his hand the 2nd day of March, 2001.

Signed and acknowledged
in the presence of:

200100001173
KENNETH HITCHEN
510 W SOUTH ST
ST MARYS, OH 45885

Judy Eggeman
Candice A. Kuck

John G. Ward, Jr.
200100001173
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-05-2001 01:02 pm.
WARRANTY DEED 18.00
OR Book 121 Page 1274 - 1276

STATE OF OHIO, Auglaize County, ss:

Before me, as a Notary Public, in and for said County and State, personally appeared the above named John G. Ward, Jr., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at A. Marcup, Ohio, this 2nd day of March, 2001.

Candice A. Kuck
Notary Public

This instrument prepared by Daniel Myers, Attorney, Celina, Ohio.
wp:a:ward.re

CANDICE A. KUCK
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires June 14, 2005
Resides in Auglaize County