## OHIO WARRANTY DEED

Roy F. Thompson and Mona W. Thompson, Husband and Wife, Grantors, for consideration of One Dollar (\$1.00) and other valuable considerations, received to their full satisfaction of Craig Osborn, the Grantee, whose tax mailing address is 415 W. Columbia Street, Rockford, Ohio 458\$2, do give, grant, bargain, sell and convey unto said Grantee, his heirs and assigns, with general warranty covenants, the following described premises, situated in the Village of Rockford, Dublin Township, County of Mercer and State of Ohio, to-wit:

Being a parcel out of out Lot 27, Village of Rockford, Ohio, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Oak Park Addition to the Village of Rockford, Ohio the same as shown in plat book 2, page 94.

Thence along the west line of the Oak Park Addition, North 00 Degrees 53 minutes 40 seconds west, Five Hundred nine and sixty-three (509.63) feet to an iron pin set on the south line of front street.

Thence continuing North 00 Degrees 53 Minutes 40 seconds west sixty-six (66.00) feet to an iron pin set on the North line of front street and being the place of beginning.

Thence continuing along the west line of the Oak Park Addition to the Village of Rockford, North 00 Degrees 53 minutes west, one hundred thirty and forty-six hundredths (130.46) feet to an iron pin set. 267 44ci

Thence South 87 Degrees 43 minutes 07 minutes west, one hundred forty and fiftytwo hundredths (140.52) feet to an iron pin set on the east line of Holly Lane.

Thence South 00 degrees 44 minutes 29 seconds east on and along the east line of Holly Lane, One Hundred thirty (130.00) feet to an iron pin set,

Thence North 87 Degrees 54 minutes 33 seconds east, along the north line of front street, one hundred forty and eighty-five hundredths (140.85) feet to the place of beginning.

This description was prepared from an actual survey completed in May 16, 2001 prepared by Roy F. Thompson, registered surveyor # 5379.

All bearings for this survey description were turned from the west line of the Oak Park Addition to the Village of Rockford established as North 00 degrees 53 minutes 40 seconds west.

- This lot is restricted to residential purposes only.
- No part of any structure shall be constructed on any easement.
- Restrictions and Covenants applying to this parcel:

  This lot is restricted to residential purposes only
  No part of any structure shall be constructed on
  No structure of temporary nature, trailer, basem other out building shall be used at any time for a nother out building shall be bred, kept or
  No construction within ten (10) feet of any lot 1 No structure of temporary nature, trailer, basement, tent shack garage, barn or other out building shall be used at any time for residential purposes.
  - No animals of any nature shall be bred, kept or boarded for commercial purposes.
  - No construction within ten (10) feet of any lot line.
  - 6. Minimum floor area to be 1300 S.F. exclusive of garage.
  - 7. All structures shall be constructed of new materials.
  - 8. Unoccupied lots shall be kept neat, mowed and not utilized for any storage of materials, cars, trailers, or other objectionable items.
  - 9. Structure design shall provide for two (2) ridge lines with a minimum of one (1) foot elevation differential (dormer roofs not considered ridge lines). All front lines shall include an offset of at least 15% of the total structure width (exclusive of garage), and front elevation shall consist of at least 30% brick or rock material.
  - 10 All units shall have an attached garage.
  - 11. Modifications or elimination of any restriction shall be approved by at least 50% of all lot owners within the subdivision.

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

JUN 1 2 2001

MERCES COUNTY
TAX MAP DEPARTMENT

Examplicit paragraph, conveyence Fee 28.30 The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. Sounty Audit Deputy Aud. 319,

Last transfer of record appears in Deed Record Volume235, Page25, Recorder's Office, Mercer County, Ohio.

## Parcel No. 08-058200.0500

Grantors and Grantee agree that real estate taxes and assessments shall be prorated to the date of closing.

Grantors hereby releases all rights of dower to the within premises.

IN WITNESS WHEREOF, said Grantors, Roy F. Thompson and Mona W. Thompson, Husband and Wife, have hereunto set their hands this <u>2ND</u>. day of June, 2001.

Signed and Acknowledged in

the Presence of:

AS TO

1 AND 2

1. Roy F. Thompson

State of Ohio

}ss:

County of Mercer

Before me, a notary public, in and for said state, personally appeared the above named Grantors, Roy F. Thompson and Mona W. Thompson, 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 Mercer County, Chicon this \_\_2ND\_\_ day of June, 2001.

Confile Brigner
Notin Public, State of Ohio
Minusion Pipires November 11, 2

Notary Public, State of Ohio

This Instrument Prepared By:

Brent E. Änderson #0043983 Attorney at Law 112 ½ North Main Street Celina, Ohio 45822 (419) 586-7873 200100003848
Filed for Record in
MERCER COUNTY, DHIO
TAMARA K BARGER
06-12-2001 08:50 am.
WARNIY DEED 14.00
OR Book 125 Page 2379 - 2380

200100003848 ANDERSON FILE