

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 45882, 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 ^{40 seconds} west, one hundred thirty and forty-six hundredths (130.46) feet to an iron pin set. ^{RT 61501}

Thence South 87 Degrees 43 minutes 07 minutes west, one hundred forty and fifty-two 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.

Restrictions and Covenants applying to this parcel:

1. This lot is restricted to residential purposes only.
2. No part of any structure shall be constructed on any easement.
3. No structure of temporary nature, trailer, basement, tent shack garage, barn or other out building shall be used at any time for residential purposes.
4. No animals of any nature shall be bred, kept or boarded for commercial purposes.
5. 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 12 2001

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 12 2001

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

5669 6-12-01
Deputy Aud. Date

Exception paragraph, conveyance Fee 23.30
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

AX MAP # 2-17-251-007

