

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Joy J. Linton**, a widow, unmarried, the grantor, in consideration of One (\$1.00) Dollar and other valuable consideration to her paid by **David D. Gingerich**, the grantee, whose tax-mailing address is **111 Mercer Street, Celina, OH 45822**, the receipt whereof is hereby acknowledged does hereby Grant, Bargain, Sell, and Convey to the said grantee, his heirs and assigns forever, the following described real estate situated in the Township of Center, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the southwest quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows: Commencing at a cornerstone at the south quarter post of said Section 27; thence N 88°52'15" W, 757.76 feet along the south line of the southwest quarter of said Section 27 and also being the centerline of Oldtown Road to a mag nail set as the Point of Beginning; thence N 88°52'15" W, 174.50 feet along the last described line to a mag nail set; thence N 01°07'45" E, 279.70 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence S 88°52'15" E, 174.50 feet to an iron pin with cap set; thence S 01°07'45" W, 279.70 feet and passing through an iron pin with cap set at 259.70 feet to the Point of Beginning, containing 1.120 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 November 23, 2002, on file in the County Engineer's and Recorder's Offices.)

(The next preceding recorded conveyance through which the grantor herein claims title is recorded in Volume 301 at Page 174 of the Deed Records of Mercer County, Ohio.), and Vol. 85, Pg. 579, and Vol. 125, Pg. 2640, Official Records.

Reference is made herein to Minor Subdivision map recorded in Vol. 168, Page 269 of Mercer County Recorder's Official records.

Tax I.D. # 06-055700

Tax map # 06-27-300-004

RESTRICTIONS:

1. Property is restricted to residential use only.
2. Residence dwellings on the real estate shall be restricted to permanently constructed homes of brick, wood, or other materials common to the building trade.
3. Residence dwelling shall be limited to one per acre and shall have a minimum total of 1,500 square feet of living space, exclusive of basements, with 1,250 square feet to be devoted to ground floor living space.
4. Outbuildings shall be designed to conform to the general architectural design of the residence dwelling.
5. No livestock permitted except domesticated pets.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 23 2003

MERCER COUNTY
TAX MAP DEPARTMENT

MINOR SUBDIVISION

and all the estate, title and interest of the said grantor either in Law or Equity, of, in, and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said grantee, his heirs and assigns forever. And the said grantor for herself and for her heirs, executors and administrators, does hereby covenant with the said grantee, his heirs and assigns, that she is the true and lawful owner of the said premises and has full power to convey the same; that the title so conveyed is Clear, Free and Unincumbered and further that she will Warrant and Defend the same against all claim or claims of all persons whomsoever.

Joy J. Linton, a widow, unmarried, the grantor, hereby release all her right in the said premises.

Executed this 20th day of May, 2003.

Joy J. Linton
Joy J. Linton

200300006409
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
06-23-2003 At 03:42 pm.
WARNTY DEED 14.00
OR Book 168 Page 273 - 274

THE STATE OF OHIO, COUNTY OF AUGLAIZE, SS.

Be it remembered, that on the -20th- day of May in the year of our Lord two thousand three (2003) before me, the subscriber, a Notary Public in and for said county, personally came *Joy J. Linton*, the grantor in the foregoing deed, and acknowledged the signing thereof to be her own voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year aforesaid.

200300006409
PEOPLES
FILE

John F. Kuffner, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

John F. Kuffner
Notary Public

This instrument was prepared by:

JOHN F. KUFFNER, ATTORNEY AT LAW
201 West North Street
St. Marys, Ohio 45885

SEAL

TRANSFERRED

JUN 23 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ☒ 90
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KP 6-23-03
Deputy Aud. Date