

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Mary C. Youngblutt, Trustee of the Mary C. Youngblutt Trust, the Grantor, who claims title by or through instruments recorded in **Deed Volume 325, Page 1007, and Deed Volume 325, Page 1010, Mercer County Recorder's Records**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to her full satisfaction of

Dustin Rutledge

the Grantee, whose **TAX MAILING ADDRESS** will be 3765 Rockford West Road, Rockford, Ohio 45882, does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the following described premises:

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

Being a parcel of land situated in Section 17 and also being part of Out Lot 27 in the Village of Rockford, Dublin Township, Township 4 South, Range 2 East. Being more particularly described as follows:

Beginning at an iron bar in a monument box at the center of said Section 17-

Thence, South 89° 04' 30" West, along the south line of the northwest quarter of said Section 17 and the centerline of Rockford West Road, a distance of 97.32 feet to a Mag nail-

Thence, North 01° 01' 23" West, a distance of 391.34 feet to a 5/8 inch iron bar-

Thence, North 87° 25' 41" East, along the extension of the centerline of Columbia Street, a distance of 299.98 feet to a 5/8 inch iron bar-

Thence, South 01° 06' 02" East, a distance of 394.13 feet to a Mag nail-

Thence, South 87° 25' 41" West, along the centerline of West Market Street, a distance of 203.15 feet to the place of beginning.

Containing 2.713 acres of land more or less of which 0.877 acre lies in Section 17 and 1.836 acres lie in the Village of Rockford.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated November 7, 2005. On file in the County Engineer's Office.

Tax Parcel I.D. # **8-058300. —** / **7-034000. —**
1.836 2-17-257-001 / **2-17-100-003.8774c**

Grantor hereby assumes and agrees to pay the January and July, 2006, installments of real estate taxes and special assessments. Grantee hereby assumes and agrees to pay the January, 2007, and thereafter installments of real estate taxes and special assessments.

And **Mary C. Youngblutt, Trustee of the Mary C. Youngblutt Trust**, the said Grantor, does for itself and its successors and heirs, covenants with the said Grantee, his heirs and assigns, that at and until the ensembling of these presents, **it is well seized of the above-described premises, has 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 **it 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.

And for valuable consideration **Mary C. Youngblutt, Trustee of the Mary C. Youngblutt Trust**, does hereby remise, release, and forever quit claim unto the said Grantee, his heirs and assigns, all its right and expectancy of dower in the above described premises.

Dated: January 4, 2006

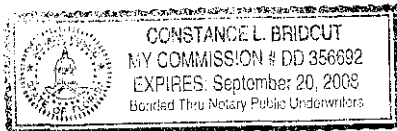
Mary C. Youngblutt
Mary C. Youngblutt, Trustee

STATE OF FLORIDA - COUNTY OF MANATEE - ss:

200600000100
KNAPKE
FILE

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Mary C. Youngblutt, Trustee of the Mary C. Youngblutt Trust**, who 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 Bradenton, Manatee County, Florida, this 4th day of January A.D. 2006.



Constance L. Bridcut
Notary Public for Florida
My Commission Expires: Sept. 20, 2008

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

TRANSFERRED

JAN 05 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 300⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 1-5-06
Deputy Aud. Date

200600000100
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-05-2006 At 11:44 am.
WARNTY DEED 28.00
OR Book 208 Page 820 - 821

DESCRIPTION
SUFFICIENT
FOR TAX MAPS PURPOSES

JAN 05 2006

MERCER COUNTY
TAX MAP DEPARTMENT