

INSTRUMENT # 200600001466
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
03/14/06 At 11:12AM
WARRANTY DEED, 2 Pages \$28.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **KYLE D. BRINER and MOLLY S. BRINER**, Husband and Wife, of Mercer County, State of Ohio for valuable consideration paid, grants with general warranty covenants to **ROBERT L. BRINER**, a Married Man, whose tax mailing address is 12354 Oswalt-Good Road, Union City, Ohio 45390, the following real property:

AN UNDIVIDED ONE THIRD (1/3) INTEREST OF AN UNDIVIDED ONE-FOURTH (1/4) INTEREST OF THE FOLLOWING:

Situate in the Township of Gibson, in the County of Mercer, and the State of Ohio and being more particularly described as follows:

TRACT ONE: Being all that part of the SE ¼ of the SE ¼ of Sec. 21, Town 15 North, Range 1 East that lies East of the centerline of State Route 49 and being one acre of land more or less.

TRACT TWO: The NW ¼ of the NW ¼ of Sec. 27, Town 15 North, Range 1 East, and being forty (40) acres.

TRACT THREE: Being 24 acres of even width off of the West and of the NE ¼ of the NW ¼ of Sec. 27, Township 15 North, Range 1 East.

TRACT FOUR: Being 23 acres of even width off of the North part of the South half of the NW ¼ which lies East of the centerline of State Route 49 in Section 27, Township 15 North, Range 1 East.

TRACT FIVE: Being a Part of a 38.000 acre tract as recorded in O.R. 0176, Page 2564 and located in the southwest quarter of Section 22 and the southeast quarter of Section 21, Township 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. Nail marking the southwest corner of said section 22;

Thence South 88° 05' 07" East along the south section line and approximate centerline of Fox Rd. a distance of two hundred sixty-one and ninety-three hundredths feet (261.93') to a P.K. Nail;

Thence along a curve to the right with a radius of 7161.96 feet and a chord bearing of North 16° 26' 29" West along the approximate centerline of State Route 49 a distance of five hundred fifty and forty-five hundredths feet (550.45') to a P.K. Nail set;

Thence North 14° 14' 23" West along the approximate centerline of State Route 49 a distance of four hundred nineteen and sixty-one hundredths feet (419.61') to a P.K. Nail marking the TRUE POINT OF BEGINNING

Thence continuing North 14° 14' 23" West along the approximate centerline of State Route 49 a distance of two hundred seventy-seven and twenty-five hundredths feet (277.25') to a P.K. Nail set;

Exemption from title examination, conveyance fee \$49.30
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec.
310.201 Mark Giesige Mercer
County Auditor
3-14-06
Deputy Aud. Date

TRANSFERRED

MAR 14 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Thence North 14° 01' 52" West along the approximate centerline of State Route 49 a distance of one hundred twenty-eight and seventy-two hundredths feet (128.72') to a P.K. Nail found;

Thence South 88° 18' 41" East along the south line of a 6.088 acre tract as described in D.V. 306, Page 0001 a distance of seven hundred twenty-four and seventy-three hundredths feet (724.73') to an iron pin set;

Thence South 13° 32' 27" East a distance of four hundred four and seventy-two hundredths feet (404.72') to an Iron Pin set;

Thence North 88° 18' 41" West a distance of seven hundred twenty and eight hundredths feet (720.08') to the TRUE POINT OF BEGINNING containing 6.478 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: O.R. 0176, Pg. 2564.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in November of 2005 and is on file with the Mercer County Engineer's Office.

Leaving herein 94.478 Acres more or less.

Parcel I.D. Nos. 16-032200.0000, 16-021200.0000, and 16-020000.0000

Prior Instrument Reference: Volume 176, Page 2564 and ~~Volume~~ Inst #20060000 1465
Page _____ Official Records of Mercer County, Ohio.

WITNESS our hands this 10th day of March, 2006.

13-27-100-001
13-22-300-000
13-21-400-001

Kyle Briner
KYLE D. BRINER

Molly Briner
MOLLY S. BRINER

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

STATE OF OHIO)
) SS:
Mercer COUNTY)

MAR 14 2006

MERCER COUNTY
TAX MAP DEPARTMENT

Before me, a Notary Public in and for said County and State, personally appeared the above named KYLE D. BRINER and MOLLY S. BRINER, 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 Fort Recovery, Ohio, this 10th of March, A.D. 2006.

ROBERTA A. STAUGLER
Notary Public, State of Ohio
My Commission Expires January 10, 2008
Recorded in Mercer County

Roberta Staugler
NOTARY PUBLIC

SEAL

This Instrument Prepared By: MARGARET B. HAYES, Attorney at Law
127 West Fifth Street, Greenville, Ohio 45331
(Prepared without benefit of title examination.)