

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, **B & R Properties, LLC** of Mercer County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants to

**Burtch and Roebuck Properties, L.L.C.**

the Grantee, whose tax mailing address is 4106 Shanes Road, Rockford, Ohio 45882, the following Real Property:

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

Being a part of Lot Number 32 (revised numbering) of the Original Plat and also part of the vacated street right-of-way of Main & Market Streets situated in the Village of Rockford, Mercer County, Ohio, being more particularly described as follows:

Commencing at the intersection of the centerlines of Main & Market Streets; thence S 89° 44' 59" E, 41.25 feet along the centerline of Market Street extended East to a mag nail set as the point of beginning; thence continuing S 89° 44' 59" E 86.50 feet along the centerline of vacated Market Street to a mag nail set; thence S 00° 00' 00" E 91.75 feet to an iron pin with cap set; thence N 89° 44' 59" W 86.50 feet to a mag nail set in concrete on the East right-of-way line of Main Street; thence N 00° 00' 00" W 91.75 feet along the East right-of-way line of Main Street extended North to the point of beginning, containing 7936.30 square feet of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 25, 2000, on file in the County Engineer's Office.

Tax Parcel I.D. #08-006300.0000 / Map #02-16-302-002  
Tax Parcel I.D. #08-006300.0100 / Map #02-16-302-001

**Prior Instrument Reference:** Instrument #200800006024, Mercer County Recorder's Records.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
JAN 09 2009

TRANSFERRED

MERCER COUNTY  
TAX MAP DEPARTMENT

JAN 09 2009

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

[Signature] 1/9/2009  
Deputy Aud. Date

be the same, more or less, but subject to all legal highways.

Executed this 6<sup>th</sup> day of January 2009.

**B & R Properties, LLC**

By: Edward M. Burtch  
**Edward M. Burtch, Member**

By: Gregory D. Roebuck  
**Gregory D. Roebuck, Member**

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, a notary public in and for said County and State, personally appeared the above named **Edward M. Burtch, Member of B & R Properties, LLC, and Gregory D. Roebuck, Member of B & R Properties, LLC**, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of them personally and as such member.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 6<sup>th</sup> day of January, 2009.

M. Charlene Brooks

Notary Public for Ohio

My Commission Expires:

**M CHARLENE BROOKS**  
Notary Public, State of Ohio  
My Commission Expires February 11, 2009

SEAL

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822