

TRANSFERRED

APR 29 2009

MARK GIESIGE
COUNTY AUDITOR

MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 29 2009

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 410.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KS 4/29/09
Deputy Aud. Date

Know All Men by These Presents:
(General Warranty Deed)

THAT Gerald A. Dues, unmarried, of Mercer County, Ohio

for valuable consideration paid, Grants With General Warranty Covenants To

Fred U. Borger, his heirs and assigns forever,
whose tax-mailing address is 2986 Burkettsville-St. Henry Road, St. Henry, Ohio 45883

the following described real estate:

Being a tract in the Northwest Quarter of Section 17, Granville Township, Town 7 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found marking the North Quarter Post of Section 17, for the TRUE POINT OF BEGINNING; thence, South 01°48'37" West (Basis of Bearings) along the East line of the Northwest Quarter of Section 17, a distance of one thousand three hundred thirty-one and twenty-three hundredths feet (1331.23') to an Iron Pin Found, passing an Iron Pin Set at 20.00'; thence, North 88°49'59" West along the north line of a tract as recorded in Vol. 325, Page 49, a distance of eight hundred fifteen and fourteen hundredths feet (815.14') to an Iron Pin Set; thence, North 01°48'37" East a distance of seven hundred seventy-seven and seventy-three hundredths feet (777.73') to an Iron Pin Found; thence, North 03°23'21" East along the East line of a tract as recorded in Volume OR49, Page 21, a distance of two hundred eighty-three and sixty-nine hundredths feet (283.69') to an Iron Pin Found; thence, South 87°55'34" East along the South line of a tract as recorded in Volume OR49, Page 21, a distance of five hundred fifty-one and forty-one hundredths feet (551.41') to an Iron Pin Found; thence, North 01°59'22" East along the East line of a tract as recorded in Volume OR49, Page 21, a distance of two hundred seventy-nine and zero hundredths feet (279.00') to a Mag Nail Set, passing an Iron Pin at 259.00'; thence, South 88°46'38" East along the north line of said section 17 and approximate centerline of Carthagena Road, a distance of two hundred fifty-five and zero hundredths feet (255.00'), to the TRUE POINT OF BEGINNING.

Containing 21.361 acres of land more or less.

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

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in March, 2009 and is on file with the Mercer County Engineer's Office.

Parent
Tax ID #20-018700.0100
Tax Map #11-17-100-003

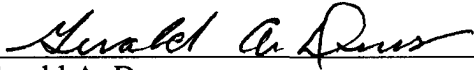
Split
Tax ID #20-018700.0101
Tax Map #11-17-100-004

Deed Reference: Instrument #200700007792, Mercer County Official Records.

Grantor shall pay the real estate taxes and assessments due and payable in July, 2009.
Grantee shall pay the real estate taxes and assessments due and payable in February, 2010
and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Fred U. Borger**, his heirs and assigns forever. And the said **Gerald A. Dues, unmarried**, does hereby *Covenant and Warrant* that the title so conveyed in *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Gerald A. Dues, unmarried**, who hereby releases all his right and expectancy of dower in the premises, has hereunto set his hand on this 17th day of April, 2009.

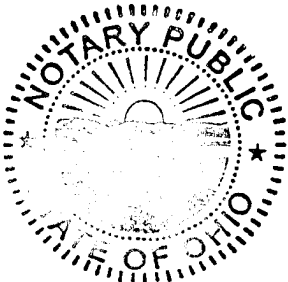

Gerald A. Dues

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 17th day of April, 2009, before me, the subscriber, a notary public in and for said state, personally came **Gerald A. Dues**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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


Notary Public



JUDITH HEITKAMP
Notary Public, State of Ohio
My Comm. Expires 12-7-09