

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 05 2010

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 05 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ **29.00**
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
KG **4/5/10**
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

MATTHEW MUHLENKAMP and SHELLEY MUHLENKAMP, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **PEGGY JOAN BOLLENBACHER**, whose tax mailing address is 213 Jill Avenue, Celina, Ohio 45822, the following real property:

TRACT 1

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, bounded and described as follows:

Being a parcel out of the East half of the Southwest Quarter of Section Thirty-six (36), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Town 4 South, Range 1 East, Blackcreek Township, said corner being defined by a 5/8 inch steel pin; thence West, Seven and Fifty Hundredths (7.50) feet to a point; thence North 00°37'14" West, Eight Hundred Twenty-one and Seventy-five Hundredths (821.75) feet to a point; thence South 89°53'09" West, Seven Hundred Forty-four and Eighty-three Hundredths (744.83) feet to a point; thence South 89°53'09" West, Two Hundred Forty-seven and Fifty Hundredths (247.50) feet to a point; thence North 00°27'56" West, Seven and Fifty Hundredths (7.50) feet to a steel pin; thence North 00°27'56" West Nine Hundred Seven and Forty-nine Hundredths (907.49) feet to a steel pin as the place of beginning; thence North 00°27'56" West, Nine Hundred Seven and Fifty Hundredths (907.50) feet to a steel pin; thence South 89°53'15" West, Three Hundred Thirty (330.00) feet to a steel pin; thence South 00°27'56" East, Nine Hundred Seven and Fifty Hundredths (907.50) feet to a steel pin; thence North 89°53'15" East, Three Hundred Thirty (330.00) feet to the place of beginning.

The afore described tract contains Six and Eight Hundred Seventy-five Thousandths (6.875) acres, more or less, subject to all easements and right-of-ways of record, and is taken from the lands as last descried in the Mercer County Record of Deeds, Volume

WARRANTY DEED (MATTHEW & SHELLEY MUHLENKAMP TO PEGGY JOAN BOLLENBACHER) 2

240, Page 677 and is shown as Parcel No. 1 on a plat of survey as filed in the Mercer County Engineer's Office. The Grantor gives the Grantee, his heirs and assigns and transfers the perpetual and non-exclusive right of ingress and egress over and upon a Fifteen (15.00) foot easement as shown on the afore described plat of survey. Access to the Grantors land from which this parcel is taken is across an easement as recorded in the Mercer County Record of Easements Volume 50, Pages 733-735.

All bearings for this description were referenced to the South line of Section 36, assumed as having a bearing of East-West.

This description was prepared by Roy F. Thompson Jr., Registered Surveyor #5379.

Parcel No. 01-047000.0100
Map No. 01-36-300-002

Last Transfer: Instrument No. 200700007744, Official Records of Mercer County, Ohio.

TRACT 2

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, bounded and described as follows:

Being a parcel out of the East half of the Southwest Quarter of Section Thirty-six (36), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Town 4 South, Range 1 East, said corner being defined by a 5/8 inch steel pin; thence West, Seven and Fifty Hundredths (7.50) feet to a point; thence North 00°37'14" West, Eight Hundred Twenty-one and Seventy-five Hundredths (821.75) feet to a point; thence South 89°53'09" West, Seven Hundred Forty-four and Eighty-three Hundredths (744.83) feet to a point; thence South 89°53'09" West, Two Hundred Forty-seven and Fifty Hundredths (247.50) feet to a point; thence North 00°27'56" West, Seven and Fifty Hundredths (7.50) feet to a steel pin as the place of beginning; thence North 00°27'56" West, Nine Hundred Seven and Forty-nine Hundredths (907.49) feet to a steel pin; thence South 89°53'15" West, Three Hundred Thirty (330.00) feet to a steel pin; thence South 00°27'56" East, Nine Hundred Seven and Fifty Hundredths (907.50) feet to a steel pin; thence North 89°53'09" East, Three Hundred Thirty (330.00) feet to the place of beginning.

The afore described tract contains Six and Eight Hundred Seventy-five Thousandths (6.875) acres, more or less, subject to all easements and rights-of-way of record, and is

WARRANTY DEED (MATTHEW & SHELLEY MUHLENKAMP TO PEGGY JOAN BOLLENBACHER)

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taken from the lands as last described in the Mercer County Records of Deeds, Volume 240, Page 677 and is shown as Parcel No. 2 on a plat of survey as filed in the Mercer County Engineer's Office.

The Grantor gives the Grantee, his heirs and assigns and transfers the perpetual and non-exclusive right of ingress and egress over and upon a Fifteen (15.00) foot easement as shown on the afore described plat of survey. Access to the Grantors land from which this parcel is taken is across an easement as recorded in the Mercer County Record of Easements Volume 50, Pages 733-735.

All bearings for this description were referenced to the South line of Section 36, assumed as having a bearing of East-West.

Parcel No. 01-047000.0200
Map No. 01-36-300-003

Last Transfer: Instrument No. 200700004439, Official Records of Mercer County, Ohio.

Grantors agree to pay the July, 2010, installment of taxes and assessments. Grantee agrees to pay all taxes and assessments due and payable thereafter, beginning with the February, 2011, installment.

IN WITNESS WHEREOF, the said **MATTHEW MUHLENKAMP** and **SHELLEY MUHLENKAMP, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 5th day of April, 2010.


Matthew Muhlenkamp


Shelley Muhlenkamp

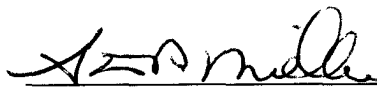
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STATE OF OHIO, COUNTY OF MERCER, SS:

On this 5th day of April, 2010, before me, a Notary Public, personally came **MATTHEW MUHLENKAMP and SHELLEY MUHLENKAMP, husband and wife**, the grantor/s in the foregoing deed, and acknowledged the signing thereof to be their/his/her voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



Notary Public

SEAL

STEVEN P. MIELKE, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Prepared by Steven P. Mielke, Attorney at Law, 116 East Market Street, Celina, Ohio 45822
realestate\muhlenkamp.bollenbacher.wd