

## TRANSFERRED

SURVEY  
RECOMMENDED

JUN 23 2010

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MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

MERCER COUNTY  
TAX MAP DEPARTMENT  
DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 23 2010

MERCER COUNTY  
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance fee~~ 296<sup>30</sup>  
The Grantor and Grantee of this deed have  
compiled with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KE 6-23-10  
Deputy Aud. Date

### OHIO WARRANTY DEED

That the Grantor, **R.M. Schoen, LLC**, a limited liability company established under the laws of the State of Ohio, by its Members, Patricia Diller, Linda Noll, and Mary Catherine Thornton, for themselves individually and as attorney-in-fact for Eileen Barhorst, Janice Hemmelgarn, Harold Schoen, James Schoen, Doris Runyon, Richard Schoen, and Marilyn Greenrose, by virtue of Powers of Attorney recorded at Instrument #201000002846, #201000002847, #201000002848, #201000002849, #201000002850, #201000002851, and #201000002852, Mercer County Recorder's Official Records, constituting all of the Members of R.M. Schoen, LLC, for valuable consideration paid, grants, with general warranty covenants, to the Grantee, **William L. Berron**, whose tax mailing address is 5189 Monroe Rd., Celina, OH 45822, the following real property:

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

Beginning in the center of the pike road, the Ft. Recovery and Versailles Road, on West line of said Mary Fallert Lot, thence along in center of road East forty-four (44) feet and five (5) inches, thence South one hundred and ten (110) feet to a stake; thence West twelve (12) feet to the West line of Mary Fallert Lot, thence North One Hundred and fourteen (114) feet to the place of beginning with said line.

Being part of Lot 12, Zenz City.

ALSO:

The following described real estate, situated in the Township of Gibson, County of Mercer and State of Ohio, bounded and described as follows, to-wit:

Commencing at the Southeast corner of Section Twenty-five (25), Town Fifteen (15) North of Range One (1) East; thence west on Section line sixteen and four thirty-thirds (16-4/33) rods; thence north twenty-five (25) degrees east, fourteen and twenty-four thirty-thirds (14-24/33) rods; thence south forty-seven (47) degrees east, twelve and twenty-nine thirty-thirds (12-29/33) rods; thence south five and eighteen thirty-thirds (5-18/33) rods, to the place of beginning. Containing one hundred and forty-two (142) rods, more or less; also less half of road on east section line. Less property sold to Williams Rinders - beginning in the center of Pike Road, the Ft. Recovery and Versailles Road on west line of said Mary Fallert Lot; thence along in center of road east forty-four (44) feet and five (5) inches; thence South one hundred ten (110) feet to stake; thence west twelve (12) feet to west line of Mary Fallert Lot; thence north one hundred fourteen (114) feet to the place of beginning with said line. Known as Lot 12, Zenz City.

Subject to all easements, restrictions, conditions, and rights of way of record.

PARCEL NO. 16-028500.0000

TAX MAP NO. 13-25-400-029

Last transfer of record appears in Volume 131, Page 1285, Mercer County Recorder's Official Records.

Grantor agrees to pay the June, 2010 installment of real estate taxes and assessments; Grantee assumes and agrees to pay the December, 2010 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Witness our hands this 11<sup>th</sup> day of June, 2010.

R.M. Schoen, LLC

By Patricia Diller  
Patricia Diller, Member

By Linda Noll  
Linda Noll, Member

By Mary Catherine Thornton  
Mary Catherine Thornton, Member

Eileen Barhorst, Member  
By Eileen Barhorst  
By Patricia Diller  
Patricia Diller, her attorney-in-fact

Janice Hemmelgarn, Member  
By Janice Hemmelgarn  
By Patricia Diller  
Patricia Diller, her attorney-in-fact

Harold Schoen, Member  
By Harold Schoen  
By Patricia Diller  
Patricia Diller, his attorney-in-fact

James Schoen, Member  
By James Schoen  
By Patricia Diller  
Patricia Diller, his attorney-in-fact

Doris Runyon, Member  
By Doris Runyon  
By Patricia Diller  
Patricia Diller, her attorney-in-fact

Richard Schoen, Member  
By Richard Schoen  
By Patricia Diller  
Patricia Diller, his attorney-in-fact

Marilyn Greenrose, Member  
By Marilyn Greenrose  
By Patricia Diller  
Patricia Diller, her attorney-in-fact

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named R.M. Schoen, LLC, by its Members, Patricia Diller, Linda Noll, and Mary Catherine Thornton, individually, and by its Members, Eileen Barhorst, Janice Hemmelgarn, Harold Schoen, James Schoen, Doris Runyon, Richard Schoen, and Marilyn Greenrose, by and through their attorney-in-fact, Patricia Diller, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such Members of the limited liability company.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Ft. Recovery, Ohio, this 11th day of June, 2010.

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822

Karen G. Fleming  
Notary Public



KAREN G. FLEMING  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 9/30/2012