

# TRANSFERRED

JUN 24 2010

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JUN 24 2010

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 117<sup>50</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
KP 6-24-10  
Deputy Aud. Date

## OHIO WARRANTY DEED

That the Grantor, Naomi M. Krogman, unmarried woman, by Connie McPheron, her Power of Attorney, recorded in Instrument #200800002764, May 5, 2008, Mercer County, Ohio Recorder's Official Records, for valuable consideration paid, grants, with general warranty covenants, to the Grantees, Jeremy Leugers and Mika Leugers, for their joint lives, remainder to the survivor of them, whose tax mailing address is 7320 Bogart Road, Celina, Ohio 45822, the following real property:

Being a tract of land located in the NE 1/4 of Section 9, T5S, R3E, Center Township, Mercer County, Ohio, more particularly described as follows:

Commencing at an existing Survey Marker at the NW corner of the NE 1/4 of Section 9 (MERCER COUNTY LOCAL COORDINATE DATUM POINT #6048); THENCE S 88°23'00" E ON THE North line of the NE 1/4 of Section 9 (centerline of Bogart Road), 700.50' to a MAG Nail set at the POINT OF BEGINNING; thence the following courses:

- 1) Continue S 88°23'00" E on said centerline, 215.80' to a set MAG Nail;
- 2) S 1°37'00" W, 403.71' to a set #5 rebar, passing a set #5 rebar at 20.00';
- 3) N 88°23'00" W, 215.80' to a set #5 rebar;
- 4) N 1°37'00" E, 403.71; to the POINT OF BEGINNING, passing set #5 rebar at 383.71'.

The above described tract of land contains 2.000 acres, more or less, of which 0.099 acres are road right-of-way subject to all legal highways and easements of record. This 2.000 acre tract is comprised of an existing 1.000 acre house lot together with an additional 1.000 acre "Add to Parcel Only", which wraps around the house lot and increases the size of the house lot to 2.000 acres. The additional land is not intended to be used as a separate building lot.

The bearings on this survey are based on the MERCER COUNTY LOCAL COORDINATE DATUM, which gives the North line of the NE 1/4 of Section 9 (Pt. #6048 to Pt. #6049) a bearing of S 88°23'00" E. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on November 20, 2008. All markers called for above are in place.

Last transfer of record appears in Vol. 306 Page 331, Vol. 313 Page 383 of the Mercer County, Ohio Recorder's Deed Records, and Instrument #201000002919, of the Mercer County, Ohio Recorder's Official records.

Parcel No. 06-016300.0100 (All) Tax Map No. 06-09-200-001 (All)  
Parcel No. 06-016300.0000 (Part) Tax Map No. 06-09-200-002 (Part)  
Final Parcel No: 06-016300.0100 Final Map No. 06-09-200-001

Real Estate taxes and assessments are prorated to date of closing.

Signed this 22<sup>nd</sup> day of June, 2010.

Naomi M. Krogman

BY: Connie McPheron  
Connie McPheron, her Power of Attorney

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Naomi M. Krogman, unmarried woman, by Connie McPheron, her Power of Attorney, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22<sup>nd</sup> day of June, 2010.



**JAMES D. SHAFFER**  
Notary Public • State of Ohio  
My Commission Expires:  
November 18, 2012

[Signature]  
Notary Public

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