

TRANSFERRED

AUG 18 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 18 2010

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 75⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KP 8-18-10
Deputy Aud. Date

FILE NO.

PARCEL NO.
06-031500.0000

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that

HSBC BANK (USA)

with an address at 931 Corporate Center Drive, Pomona, CA 91768, the Grantor, who claim title by or through instrument, recorded in Document Number 201000001160, County Recorder's Office, for the givers good causes and consideration thereunto moving, and especially for the sum of

THIRTY THOUSAND AND 00/100 (\$30,000.00) DOLLARS received to its full satisfaction of

CHAD A. ROHRER, A MARRIED MAN, the Grantee(s)
whose TAX-MAILING ADDRESS will be: 5324 LAKE DRIVE, CELINA, OH 45822

does give, grant, bargain, sell and convey *WITH LIMITED WARRANTY COVENANTS* unto the said Grantee(s), and to the survivor of them, his or her heirs and assigns, the following *Real Property*: *Situated in the County of MERCER in the State of Ohio and in the Town/City of CELINA*

SEE ATTACHED EXHIBIT "A"

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And for valuable consideration Grantor does hereby remise, release unto the said Grantees, their heirs and assigns, all its right and expectancy of dower in the above described premises.

Witness my hand(s) this 6th day of July, 2010

Signed and acknowledged in the presence of:

CM Pankonin **Christina M. Pankonin**
Asst. Secretary
Witness

HSBC BANK (USA)
BY: Dana M. Sacks
Dana M. Sacks
Asst. Vice President

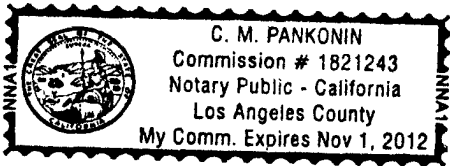
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 6th 2010, before me CM Pankonin, a Notary Public,
(insert name and title of the officer)
personally appeared Dana M. Sacks,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CM Pankonin
(SIGNATURE OF NOTARY) SEAL



Return to:

CHAD A. ROHRER
5324 LAKE DRIVE
CELINA, OH 45822

This instrument prepared by Frank P. Dec, Attorney at Law, American National Abstract, LLC, 8940 Main Street, Clarence, NY 14031.

Our File No. ANA201010486

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PREMISES, SITUATED IN THE TOWNSHIP OF
CENTER, COUNTY OF MERCER, AND STATE OF OHIO:

BEING LOT NUMBERED FORTY-EIGHT (48) AND THE WEST ONE-HALF (1/2) OF LOT
NUMBER FORTY-SEVEN (47) OF THE VILLAGE OF NEPTUNE, AS SAME ARE SET
FORTH ON THE RECORDED PLAT THEREOF IN THE RECORDER'S OFFICE OF
MERCER COUNTY, OHIO.

ALSO, BEING A PARCEL OF LAND SITUATED IN CENTER TOWNSHIP, MERCER
COUNTY, OHIO IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST
QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN,
TOWNSHIP FIVE (5) SOUTH, RANGE THREE (3) EAST, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR AT THE NORTHEAST CORNER OF LOT NUMBER
FORTY-NINE (49) OF THE EXTENSION OF THE VILLAGE OF NEPTUNE AS SHOWN
ON THE PLAT RECORDED IN DEED BOOK "F" PAGE 361, AND SHOWN ON A
SURVEY BY GORDON L. GEESLIN, DATED JULY 6, 1990, ON FILE IN THE COUNTY
ENGINEER'S OFFICE; THENCE NORTH 35 DEGREES 45 MINUTES 37 SECONDS EAST
ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO CHARLES AND
MARY WURSTER BY DEED RECORDED IN DEED VOLUME 272, PAGE 78, A
DISTANCE OF EIGHTY-SIX AND EIGHTY-NINE HUNDREDTHS (86.89) FEET TO A
FIVE-EIGHTHS 5/8 INCH IRON BAR, THENCE SOUTH 52 DEGREES 58 MINUTES 19
SECONDS EAST A DISTANCE OF NINETY-NINE (99.00) FEET TO A POINT; THENCE
SOUTH 35 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF EIGHTY-SIX
AND EIGHTY-NINE HUNDREDTHS (86.89) FEET TO THE NORTHEAST CORNER OF
THE WEST ONE-HALF (1/2) OF LOT NUMBER FORTY-SEVEN (47) OF THE
EXTENSION OF THE VILLAGE OF NEPTUNE; THENCE NORTH 52 DEGREES 58
MINUTES 19 SECONDS WEST ALONG THE NORTH LINES OF LOTS NUMBERED
FORTY-SEVEN (47) AND FORTY-EIGHT (48) A DISTANCE OF NINETY-NINE (99.00)
FEET TO THE PLACE OF BEGINNING, CONTAINING ONE HUNDRED NINETY-SEVEN
THOUSANDTHS (0.197) OF AN ACRE OF LAND, MORE OR LESS, SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE IS MADE TO SURVEY OF THIS AREA BY GORDON L. GEESLIN,
REGISTERED SURVEYOR 5372, DATED JULY 6, 1990 ON FILE IN THE COUNTY
ENGINEER'S OFFICE.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PROPERTY COMMONLY KNOWN AS: 8099 NORTH STREET, CELINA, OH 45822

Parcel # 6-031500-0000

Map # 06-14-301-003