

TRANSFERRED

OCT 05 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 05 2010

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 52⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KE 10-5-10
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantor, Klosterman Development Corporation, by it's President, Steven R. Klosterman, for valuable consideration paid, grants, with general warranty covenants, to the Grantees, Thomas G. Berry and Connie Berry, whose tax mailing address is 9301 Dockside Way, West Chester, Ohio 45069, the following real property:

Being a part of Lot 27 of Hillside North Subdivision to the Southwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Commencing for reference at a 5/8" re-rod w/cap (found) at the Southwest corner of the aforesaid Lot 27; thence, N 01°06'53" E along the west line of said Lot 27 for a distance of 49.71 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING** for the parcel herein described;

Thence, continuing along the aforesaid Lot N 01°06'53" E for a distance of 100.00 feet to a 5/8" re-rod w/cap (set);

Thence, S 89°01'53" E for a distance of 15.00 feet to a point in a channel;

Thence, S 01°06'53" W for a distance of 100.04 feet to a point in a channel;

Thence, N 89°01'53" W for a distance of 15.00 feet to the **POINT OF BEGINNING** containing therein 0.034 acres. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc., drawing #3492-Lot 27 dated June 30, 2010.

Grantor retains the right of ingress and egress over the property being transferred herein.

Add To
Parcel No. 09-054800.0000

Add To Tax Map No. 09-20-333-022


Parent Parcel No. 09-051800.2700

Parent Tax Map No. 09-20-334-027

Last transfer of record appears in Volume 325 Page 983 of the Mercer County, Ohio Deed Records.

Real Estate Taxes and Assessments are pro-rated to the date of closing.

Signed this 3rd day of August, 2010.


Klosterman Development Corporation
By its President, Steven R. Klosterman

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Klosterman Development Corporation, by it's President, Steven R. Klosterman, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3rd day of August, 2010.


Notary Public



Pamela J. Marsteller
Notary Public • State of Ohio
My Commission Expires:
July 21, 2014
Recorded in Van Wert County

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