

TRANSFERRED

JUL 25 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 25 2011

MERCER COUNTY
TAX MAP DEPARTMENT

\$ 127.80
~~Exemption paragraph~~, conveyance
Fee ~~_____~~ The Grantor and Grantee
of this deed have complied with the
provisions of R.C. Sec. 319, 202
Randall E. Grapner
Mercer County Auditor.
[Signature] *7/25/11*
Deputy Aud. Date

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that **Rick Brosher and Patricia Brosher, husband and wife**, the Grantors herein, for valuable consideration paid, grant, with general warranty covenants to **James W. Evans**, whose tax mailing address is 2900 Melody Lane, Celina, Ohio 45822, the following described real property:

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

Being a tract of land 165 feet long and 60 feet wide out of the West one-half of the West one-half of Section 14, Town 5 South, Range 3 East, and more particularly described as follows:

Beginning at a point in the center of the concrete pavement on U.S. 33 a distance of approximately 132 feet Northwest of (measured along centerline of said U.S. 33) the Western boundary line of the platted Village of Neptune, Ohio; thence in a Northeasterly direction and at an approximate right angle to the centerline of said U.S. 33, a distance of 165 feet, measured along the Western line of the property now or formerly owned by Nellie Piper, to an iron pin encased in concrete; thence in a Northwesterly direction and parallel to the centerline of aforementioned U.S. 33, a distance of 60 feet to an iron pin encased in concrete; thence in a Southwesterly direction and parallel to the Western property line of the aforementioned Nellie Piper, a distance of 165 feet to a point in the centerline of said U.S. Route; thence in a Southeasterly direction along the centerline of said U.S. 33, a distance of 60 feet to the place of beginning.

Containing 0.227 acres, more or less, being out of the Southeast corner of the tract of land sold to Merle and Minnie Yewey by Mary Louis as described in Volume 144, Page 256, Mercer County Recorder's Office.


PRIOR INSTRUMENT REFERENCE: Instrument # 200800005437


TAX PARCEL NUMBER: 06-026200.0000

TAX MAP NUMBER: 06-14-302-002

The Grantors agree to pay the July, 2011, and January, 2012, installments of real estate taxes and assessments, and the Grantee agrees to assume and pay the July, 2012, installment, and all those due and payable thereafter.

Rick Brosher and Patricia Brosher, husband and wife, who hereby release their right and expectancy of dower herein, have hereunto set their hands this 8th day of July, 2011.



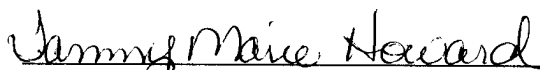
Rick Brosher


Patricia Brosher

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared **Rick Brosher and Patricia Brosher, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 8 day of July, 2011.



Notary Public, State of Ohio

SEAL

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/dg