

TRANSFERRED

FEB 27 2012

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, Ohio Register Fee 433³⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 27 2012

MERCER COUNTY
TAX MAP DEPARTMENT

Warranty Deed

KP 2-27-12
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS that **LARRY W. HEPPEARD, a married person**, the Grantor herein, for One Dollar (\$1.00) and other valuable consideration paid, grants, with general warranty covenants to **STOSE BROTHERS, LLC, an Ohio Limited Liability Company**, whose tax mailing address is 6974 Mercer Road, Mendon, Ohio 45862, the following described real property:

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

Being the South one-half of the Southeast quarter of the Southeast quarter of section 4, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, LESS AND EXCEPT one (1) acre of uniform length out of the Southwest corner thereof, alternatively described as follows:

Commencing at the Southwest corner of the East half of the Southeast quarter of Section 4, Township 5 South, Range 3 East; thence East 16 rods; thence North 10 rods; thence West 16 rods; thence South 10 rods to the place of beginning, containing one (1) acre of land, more or less, leaving 19 acres, more or less, in this tract:

ALSO LESS AND EXCEPT the following: Being a parcel out of the Southeast quarter of Section 4, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southeast corner of Section 4, Town 5 South, Range 3 East, Center Township, said corner being defined by a nail and shiner found at the intersection of the centerlines of Bogart Road and Rice Road;

thence West on and along the South line of Section 4, also being the centerline of Bogart Road, 330.00 feet to a nail set;

thence North 00° 43' 40" West, 330.11 feet to an iron pin set and passing through an iron pin set at 30.00 feet;

thence South 89° 59' 00" East, 330.00 feet to a nail set on the East line of Section 4, also being the centerline of Rice Road, and passing through an iron pin set at 300.00 feet;

thence South 00° 43' 30" East, on and along the East line of Section 4, and also being the centerline of Rice Road, 330.00 feet to the place of beginning.

The afore described tract contains 2.500 acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 140, Page 626, and Volume 281, Page 760, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of Section 4, also being the centerline of Bogart Road assumed as East-West.

This description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions 16.5 acres of land, more or less, subject to easements of record imposed thereon and all legal highways.


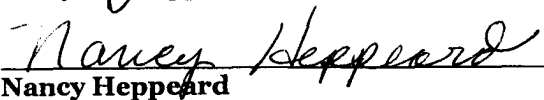
PRIOR INSTRUMENT REFERENCE: Deed Volume 328, Page 330

TAX PARCEL NUMBER: 06-007300.0000

TAX MAP NUMBER: 06-04-400-006

The Grantor agrees to pay the real estate taxes and assessments due and payable in January and July 2012, and the Grantees agree to assume and pay all real estate taxes and assessments due and payable in January 2013 and thereafter.

LARRY W. HEPPEARD and NANCY HEPPEARD, his wife, who hereby relinquishes her right and expectancy of dower, have hereunto set their hands this 27th day of February, 2012.


Larry W. Heppard

Nancy Heppard

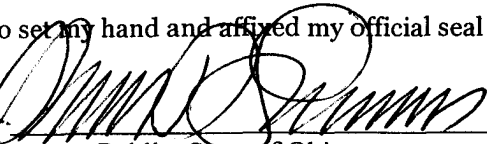
STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Larry W. Heppard and Nancy Heppard, his 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 affixed my official seal this 27th day of February, 2011.

SEAL

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC


Notary Public, State of Ohio

This instrument prepared by: **PURDY, LAMMERS & SCHIAVONE, ATTYS.**
113 East Market Street, P.O. Box 404,
Celina, OH 45822

TDL/ks