

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 02 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 02 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 297.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 4.2.13
Deputy Aud. Date

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that Evelyn Lou Carpenter, also known as Evelyn Carpenter, an unmarried person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to David A. Beams, whose tax mailing address is 5250 U.S. Route 33, Rockford, Ohio 45882, the following described real property:

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

PARCEL ONE:

Being a part of the Southeast corner of the East one-half of the Northwest quarter of Section 26, Town 4 South, Range 2 East, and more particularly described as follows:

Beginning at the Southeast corner of the East one-half of the Northwest quarter of Section 26, Town and Range aforesaid as the place of beginning; thence West on and along the half section line 170.00 feet to a point; thence North 270.00 feet to a point in the center of State Route 33; thence in a Southeasterly direction on and along the center of State Route 33 to the point where said State Route 33 intersects the North-South half section line of Section 26; thence South on and along the half section line 183.00 feet to the place of beginning, and containing 1.00 acre of land, more or less.

PARCEL TWO:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the Northeast quarter of the Southwest quarter of Section 26, Township 4 South, Range 2 East, being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the center of said Section 26; thence South along the East line of said Southwest quarter of Section 26, a distance of 256.24 feet to a 5/8 inch iron bar; thence North 89° 56' 20" West, a distance of 170.00 feet to a 5/8 inch iron bar; thence North a distance of 256.24 feet to a 5/8 inch iron bar in the North line of said quarter section; thence South 89° 56' 20" East along said North line of the Southwest quarter of Section 26, a distance of 170.00

feet to the place of beginning, containing 1.000 acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1981, on file in the County Engineer's Office.

Containing in both above-described parcels of real estate 2.0 acres of land, more or less.

PRIOR INSTRUMENT REFERENCE: Deed Volume 298, Page 914
Instrument # 200600007199

TAX PARCEL NUMBER: 07-051500.0000

TAX MAP NUMBER: 02-26-300-005

The Grantor and Grantee herein agree that all taxes and assessments shall be prorated to the date of closing.

Evelyn Lou Carpenter has hereunto set her hand this 22nd day of March, 2013.

Evelyn Lou Carpenter
Evelyn Lou Carpenter

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared **Evelyn Lou Carpenter, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

22nd IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of March, 2013.



Deborah A. Borns
Notary Public For the State of Ohio
Recorded in Mercer County
My Commission Expires 11-25-2017

Walter G. Borns
Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822