

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 12 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 12 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

EM
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] 4/12/13
Deputy Aud. Date

WARRANTY DEED*

(statutory form)

Know All Men By These Presents, that **James L. Davis** and **Janice D. Davis**, husband and wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to **5307 Stillwater, LLC.**, an Ohio Limited Liability Company, whose tax mailing address is 7985 King Memorial Road, Mentor, Ohio 44060, the following described real estate:

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

Being Lots Numbered Nineteen (19) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

AND:

Being part of Lot #18 in SOUTH POINTE SUBDIVISION FIRST ADDITION as recorded in Plat Cabinet 1, Pages 261-262, and located in the Northeast Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a found iron pin marking the Southeast corner of said Lot #18 in said South Pointe Subdivision First Addition, said point being the TRUE POINT OF BEGINNING;

Thence North 89° 22' 17" West along the South property line of said Lot #18 a distance of seventy-five and zero hundredths feet (75.00') to a found iron pin marking the Southwest corner of said Lot #18;

Thence North 45° 47' 10" East a distance of ninety-three and sixty-one hundredths feet (93.61') to a set iron pin on the West right of way line of Stillwater Lane;

Thence Southeasterly along the arc of a tangent curve to the right having a length of 23.61', said curve having a radius of 30.00', a chord bearing of South 21° 14' 49" East, a chord distance of 23.00' along the property line of said Lot #18;

Thence South 00° 47' 41" West (BEARING BASIS) along the West right of way line of Stillwater Lane and the East property line of said Lot #18 a distance of forty-four and seventy-four hundredths feet (44.74') to the TRUE POINT OF BEGINNING, containing 0.062 acres of land, more or less.

Said tract being subject to all highways and any other easements, conditions or restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237, in November of 2004, and is on file with the Mercer County Engineer's Office.

Be the same, more or less, excepting therefrom, easements and restrictions of record; oil and gas leases of record; rights of way; zoning ordinances; taxes and special assessments; and, subject to all legal highways.

ALSO:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and being a part of Lot Twenty-six in South Pointe Subdivision First Addition in the Northeast Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Beginning at a point at the Northwest corner of Lot 19 in South Pointe Subdivision First Addition;

Thence, North 89° 22' 17" West, a distance of 10.00 feet to a point;

Thence, South 00° 47' 41" West, a distance of 66.91 feet to a point;

Thence, South 89° 20' 19" East, a distance of 10.00 feet to a 5/8 inch iron bar at the Southwest corner of said Lot 19;

Thence, North 00° 47' 41" East, a distance of 66.92 feet to the Place of Beginning.

Containing 0.015 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 James W. Geeslin, Professional Surveyor 7764, dated June 10, 2008 on file in the County Engineer's Office.

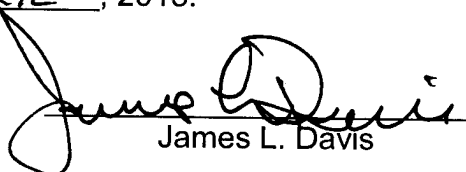
Prior Deed Reference: Instrument #200900002066 and #200900004639

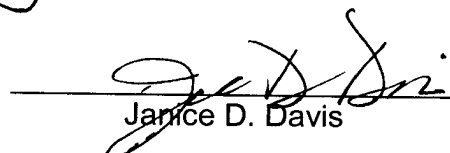
Parcel ID#: 09-033000.1900

Tax Parcel ID #: 9-20-282-018

Grantors hereby release all of their rights of dower therein in the share of the other.

Executed this 8 day of APRIL, 2013.


James L. Davis


Janice D. Davis

State of Ohio

County of LAKE §:

Before me, a notary public in and for said county, personally appeared the above named James L. Davis and Janice D. Davis, 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 at MENTOR, Ohio, this 8 day of APRIL, 2013.

Melissa A. Bryan EXP. 1-18-2017
Notary Public

SEAL

This Instrument Prepared By:
NOBLE, MONTAGUE & MOUL, L.L.C.
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

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