

TRANSFERRED

APR 22 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **ET**
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

APR 22 2013

MERCER COUNTY
TAX MAP DEPARTMENT

KS 4/22/2013
Deputy Aud. Date

GENERAL WARRANTY DEED
(Statutory Form)
Rev. Code § 5302.05

EDWARD M. BURTCH, married, of Mercer County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **MISTI M. BURTCH** as **Trustee of the MISTI M. BURTCH TRUST**, whose tax mailing address is 4106 Shanes Road, Rockford, Ohio 45882, the following described real property:



See Exhibit A attached hereto and made a part hereof.

Subject to: Legal highways, governmental ordinances, zoning ordinances, easements, reservations, agreements, conditions and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior instrument reference: Mercer County Deeds 201000000371 & OR 117 Page 1290

MISTI M. BURTCH, wife of the Grantor, releases all rights of dower therein.

Executed this 28th day of December, 2012.


EDWARD M. BURTCH

MISTI M. BURTCH

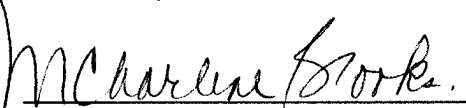
STATE OF OHIO)
) ss:
COUNTY OF MERCER)

The foregoing instrument was acknowledged before me this 28th day of December, 2012, by **EDWARD M. BURTCH** and **MISTI M. BURTCH**, husband and wife.

(SEAL)

SEAL

M CHARLENE BROOKS
Notary Public, State of Ohio
My Commission Expires Feb. 11, 2014


Notary Public

My Commission Expires: **2-11-14**

This instrument was prepared by:
Gary L. Miller, Attorney at Law
Eastman & Smith Ltd.
P.O. Box 10032
Toledo, OH 43699-0032
(419) 241-6000

Exhibit "A"

Parcel 1

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

Beginning for the same at an original corner on the Southwest corner of the East half of Anthony Shanes Reservation; thence North 1386 feet to the center of the public road; thence East to the center of the intersection of the public road and State Road 118; thence North $87^{\circ} 13'$ West 308 feet along the center of the public road aforesaid, which is the place of beginning for the tract herein conveyed; thence South $19^{\circ} 42'$ West 512.5 feet to a point; thence North $87^{\circ} 13'$ West, a distance of 125 feet to a point; thence North $19^{\circ} 41'$ East, a distance of 512.5 feet to a point; thence South $87^{\circ} 13'$ East, a distance 125 feet to the place of beginning. Containing 1.47 acres of land, more or less.

Parcel Number: 07-016300.0000/Map # 02-09-300-010

Parcel 2

Situated in the Village of Rockford, County of Mercer, and State of Ohio:

Being a part of Lot Number 32 (revised numbering) of the Original Plat and also part of the vacated street right-of-way of Main & Market Streets situated in the Village of Rockford, Mercer County, Ohio, being more particularly described as follows:

Commencing at the intersection of the centerlines of Main & Market Streets; thence S $89^{\circ} 44' 59''$ E, 41.25 feet along the centerline of Market Street extended East to a mag nail set as the point of beginning; thence continuing S $89^{\circ} 44' 59''$ E 86.50 feet along the centerline of vacated Market Street to a mag nail set; thence S $00^{\circ} 00' 00''$ E 91.75 feet to an iron pin with cap set; thence N $89^{\circ} 44' 59''$ W 86.50 feet to a mag nail set in concrete on the East right-of-way line of Main Street; thence N $00^{\circ} 00' 00''$ W 91.75 feet along the East right-of-way line of Main Street extended North to the point of beginning containing 7936.30 square feet of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 25, 2000 on file in the County Engineer's Office.

Tax Parcel I.D. #08-006300.0000/Map #02-16-302-002

Tax Parcel I.D. #08-006300.0100/Map #02-16-302-001