

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 03 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 03 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

KS 5/3/2013
Deputy Aud. Date

This instrument was prepared by:

Curphey & Badger Law AARON CURRY
c/o William E. Curphey, P.C.
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:

Mail Tax Forms To:

Jayanth K Gutta & Lakshmi Gutta
7667 Oldtown Road
Celina, OH 45822

When Recorded Mail To:

HLC Settlement Services, Inc
9721 Ormsby Station Road #100
Louisville, KY 40223

Property Tax ID: 06-058700.1000
Order # DFS-OH400961-E

7315176

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Road, STE 201
Coraopolis, PA 15108

QUITCLAIM DEED

MADE this 25 day of March, 2013, by and between JAYANTH K GUTTA, Trustee of the Jayanth K Gutta Revocable Trust, dated November 13, 2007, whose address is 7667 Oldtown Road, Celina, OH 45822, Grantor, and JAYANTH K GUTTA and LAKSHMI GUTTA, husband and wife, whose address is 7667 Oldtown Road, Celina, OH 45822, Grantees

WITNESSETH, that said Grantor, for in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Mercer County, State of Ohio, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 06-058700.1000

Commonly known as: 7667 Oldtown Road, Celina, OH 45822

Prior Deed recorded 12/27/07, as Instrument number # 200700007616 Mercer County Court Clerk's Office.

MINOR SUBDIVISION

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Jayanth K. Gutta Trustee

JAYANTH K GUTTA, Trustee of the Jayanth K Gutta Revocable Trust, dated November 13, 2007

Executed before me on 25 day of March, 2013, JAYANTH K GUTTA, Trustee of the Jayanth K Gutta Revocable Trust, dated November 13, 2007, who, under penalty of perjury in violation of section 2921.11 of the revised code, represented to me to, be said persons.

STATE OF OHIO }

COUNTY OF Mercer }



DIANE N HILL
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES OCTOBER 5, 2015

Diane N. Hill
Notary Public
My commission expires: Oct. 5, 2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MERCER, TOWNSHIP OF CENTER, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE TOWNSHIP OF CENTER, COUNTY OF MERCER, AND STATE OF OHIO, TO WIT:

BEING A PARCEL OF LAND SITUATED IN CENTER TOWNSHIP, MERCER COUNTY, OHIO, AND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CORNERSTONE AT THE SOUTH QUARTER POST OF SAID SECTION 27; THENCE N 88°52'15" W 757.76 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND ALSO BEING THE CENTERLINE OF OLDTOWN ROAD TO A MAG NAIL SET AS THE POINT OF BEGINNING; THENCE N 88°52'15" W, 174.50 FEET ALONG THE LAST DESCRIBED LINE TO A MAG NAIL SET; THENCE N 01°07'45" E, 279.70 FEET AND PASSING THROUGH AN IRON PIN WITH CAP SET AT 20.00 FEET TO AN IRON PIN WITH CAP SET; THENCE S 88°52'15" E, 174.50 FEET TO AN IRON PIN WITH CAP SET; THENCE S 01°07'45" W, 279.70 FEET AND PASSING THROUGH AN IRON PIN WITH CAP SET AT 259.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.120 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL VALID EASEMENTS AND RIGHTS-OF-WAY.

ALL BEARINGS WERE CALCULATED FROM ANGLES TURNED IN AN ACTUAL FIELD SURVEY BY KENT B. MARBAUGH, REGISTERED SURVEYOR #7421, DATED NOVEMBER 23, 2002, ON FILE IN THE COUNTY ENGINEER'S OFFICE AND RECORDER'S OFFICE.

Parcel ID: 06-058700.1000

Map No: 06-27-300-004

Commonly known as 7667 Oldtown Road, Celina, OH 45822

Minor Subdivision Recorded: Vol 168, Page 268