

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
JUL 05 2013  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
JUL 05 2013  
  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 301<sup>00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 849,  
202 Randall E. Grapner Mercer County Auditor.  
  
KP 7-5-13  
Deputy Aud. Date

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That **Urban A. Buening and Rita Buening**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **Cory R. Knoth**, whose tax-mailing address is 3650 State Route 118, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Cory R. Knoth**, his heirs and assigns forever, the following described real estate:

Being a parcel of land situated in Section 3, Town 7 South, Range 2, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Beginning for the same thirty (30) feet east and one hundred (100) feet north of the southwest corner of the northwest quarter of the southwest quarter of Section 3, Town 7 South, Range 2 East, at the east right of way line of State Route 118; from thence north along said right of way 100 feet; thence east at right angle to the right of way line a distance of 170 feet; thence south 100 feet; thence west at right angle to the point of beginning a distance of 170 feet;

The land above conveyed being a part of the premises, last transfer of which is shown in Vol. 176, Page 463, Deed Records, Mercer County, Ohio.

ALSO: Being part of the Southwest Quarter of Section 3, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a mag nail found marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 3;

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Thence North 01° 31' 09" East along the West line of the Southwest Quarter of Section 3 and the approximate centerline of State Route 118, a distance of one hundred and zero hundredths feet (100.00') to a mag nail set;

Thence South 88° 55' 53" East along the south line of a tract as recorded in Volume 194-Page 81, a distance of two hundred and zero hundredths feet (200.00') to an iron pin set, marking the TRUE POINT OF BEGINNING:

Thence North 01° 31' 09" East along the East line of a tract as recorded in Volume 194-Page 81, a distance of one hundred and zero hundredths feet (100.00') to an iron pin set;

Thence South 88° 55' 53" East a distance of fifteen and fifty hundredths feet (15.50') to an iron pin set;

Thence South 01° 31' 09" West a distance of one hundred and zero hundredths feet (100.00') to an iron pin set;

Thence North 88° 55' 53" West a distance of fifteen and fifty hundredths feet (15.50') to the TRUE POINT OF BEGINNING, containing 0.036 acres of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201100005129

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in May of 2013 and is on file with the Mercer County Engineers Office.

Last Transfer: Volume 194, Page 81, and Instrument # 201300007989, Mercer County Recorder's Office.

Permanent Parcel #03-048700.0000

Tax Map #11-03-300-004

Real estate taxes and assessments shall be prorated to the date of closing.

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and all the estate, right, title, and interest of the said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, his successors and assigns forever.

In Witness Whereof, the said grantors have hereunto set their hands this 29<sup>th</sup> day of June, 2013.

Urban A. Buening  
Urban A. Buening

Rita Buening  
Rita Buening

SEAL

State of Ohio, County of Mercer, SS:

On this 29<sup>th</sup> day of June, 2013, before me, a notary public in and for said county, personally came Urban A. Buening and Rita Buening, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Candace L. Baucher  
Notary Public – State of Ohio

CANDACE L. BAUCHER  
Notary Public-State of Ohio  
My Commission Expires February 6, 2017

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317