

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 07 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 07 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY OHIO

Exemption paragraph, conveyance Fee 801.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 360,
202 Randall E. Grapner Mercer County Auditor.

KP 8-7-13
Deputy Aud. Date

GENERAL WARRANTY DEED

VERNON J. WESTERHEIDE, a married man, grantor, for valuable consideration paid, grants with general warranty covenants to K & J REAL ESTATE HOLDINGS, LLC, an Ohio Limited Liability Company, whose tax-mailing address is 730 East Main Street, Coldwater, OH 45828, the following real property situated in the Village of Coldwater, County of Mercer, and State of Ohio:

See Attached Exhibit A

Prior Instrument Reference: Instrument No. 201300002114, Mercer County Official Records.

MARILYN L. WESTERHEIDE, wife of grantor, VERNON J. WESTERHEIDE, releases all rights of dower therein.

Executed by VERNON J. WESTERHEIDE and MARILYN L. WESTERHEIDE on August 5, 2013.

[Signature]
VERNON J. WESTERHEIDE
[Signature]
MARILYN L. WESTERHEIDE

STATE OF OHIO
SS:
COUNTY OF MERCER

Be it remembered that on August 5, 2013, before me, the subscriber, a notary public in and for said county, personally came the above named VERNON J. WESTERHEIDE, the grantor in the foregoing deed, and MARILYN L. WESTERHEIDE, his wife, and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above mentioned.



DANIEL R. BROERING
Notary Public, State of Ohio
My Commission Expires July 18, 2017

[Signature]
Notary Public

This instrument prepared by: David B. Shuffelton of FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, 31 South Main Street, P.O. Box 320, Fort Loramie, OH 45845-0320
g:\deeds\broering, jacquelyn and rammel, kimberly.doc

EXHIBIT "A"

Situated in the Village of Coldwater (Township of Butler), County of Mercer and State of Ohio:

Being a tract of land situated in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being more particularly described as follows:

Beginning at the South Quarter Post of the said Section Twenty-seven (27); thence North 0° 11' West, along the North-South Half Section Line a distance of Two Hundred Five (205.00) feet; thence South 89° 30' West, parallel to the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty and Thirty-five Hundredths (350.35) feet; thence South 0° 00', a distance of Two Hundred Five (205.00) feet; thence North 89° 30' East, on and along the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty-one (351.00) feet to the place of beginning.

Area described above contains One and Sixty-five Hundredths (1.65) acres of land.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in the Village of Coldwater, Butler Township, Mercer County, Ohio, in Section 27, Township 6 South, Range 2 East, Being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the west line of Terrace Avenue and the centerline of State Route 219;

Thence North 00° 18' 00" East, a distance of 40.00 feet to a point;

Thence South 89° 59' 57" West, along the north line of State Route 219, a distance of 284.28 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

Thence continuing South 89° 59' 57" West, along the last described line, a distance of 66.41 feet to a 5/8 inch iron bar found;

Thence North 00° 30' 30" East, a distance of 165.01 feet to a harrow tooth spike found;

Thence East a distance of 65.20 feet to a 5/8 inch iron bar set;

Thence South 00° 05' 12" West, a distance of 165.00 feet to the place of beginning. Containing 0.249 acres of land more or less.

Parcel Number: 05-004600.0000

Map Number: 08-27-381-029