

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

OCT 01 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 01 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 105<sup>00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 340,  
202 Randall E. Grapner Mercer County Auditor.

KP 10-1-13  
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantor, Barbara J. Murphy, an unmarried woman, for valuable consideration paid, grant, with general warranty covenants, to the Grantee, Mercer Development LP, whose tax mailing address is 8022 St. Rte. 119, Maria Stein, Ohio 45860, the following real property:

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Beginning at a corner stone at the Northwest corner of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24); thence South 01° 07' 51" West along the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the centerline of Behm Road a distance of One Hundred Twenty-four and Ninety-seven Hundredths (124.97) feet to a railroad spike; thence South 87° 30' 59" East a distance of Four Hundred Sixty-three and Seventeen Hundredths (463.17) feet to a 5/8 inch iron bar in the property line of the State of Ohio; thence along said State of Ohio property line, North 00° 40' 06" West a distance of Ninety-four and Ninety Hundredths (94.90) feet to a 5/8 inch iron bar; thence continuing along said State of Ohio property line, North 42° 44' 51" West a distance of Sixty-one and Seventy-six Hundredths (61.76) feet to a 5/8 inch iron bar in the North line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24); thence North 89° 20' 33" West along said North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) a distance of Four Hundred Seventeen and Twenty-six Hundredths (417.26) feet to the place of beginning.

Containing One and Three Hundred Seventy-nine Thousandths (1.379) acres 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 Gordon L. Geeslin, Registered Surveyor No. 5372, dated September, 1979, and revised on March 10, 1986, on file in the County Engineer's Office.

Parcel No. 09-109900.0100

Tax Map No. 09-24-151-001

Last transfer of record appears in Volume 324, Page 1037, Mercer County Recorder's Deed Records and at Instrument #201200001555, Mercer County Recorder's Official Records.

Grantee agrees to pay the December, 2013 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Witness my hand this 29 day of September, 2013.

Barbara J. Murphy  
Barbara J. Murphy

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Barbara J. Murphy, an unmarried woman, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 29 day of September, 2013.

SEAL

Sandra Y. Beck  
Notary Public

This Instrument prepared by:

Meikle, Tesno & Luth, Attys.

100 N. Main St., Celina, OH 45822, without benefit of title search.

3-24-2014  
Mercer County