

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

NOV 06 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 06 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EV  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 340,  
302 Randall E. Grapner Mercer County Auditor.

K8 11/6/2013  
Deputy Aud. Date

**LIMITED WARRANTY DEED\***

Mary Sue Dohoney, Successor Trustee of the Leland M. Carr Trust, dated February 27, 1995, of legal age, of Wood County, Ohio for valuable consideration paid, grants, with limited warranty covenants, to Mary Sue Dohoney and David M. Carr, their heirs and assigns forever whose tax-mailing address is c/o Mary Sue Dohoney, 11618 Newton Road, Bowling Green, Ohio 43402-9693, the following **REAL PROPERTY**: Situated in the County of Mercer in the State of Ohio and in the Township of Blackcreek:

Undivided one-half (1/2) interest in the following described real property:

**TRACT I**

The Northeast quarter (1/4) of the Southeast quarter (1/4) of Section Sixteen (16), Town Four (4) South of Range One (1) East, containing forty (40) acres, more or less.

**LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY:**

Being a Three (3) acre tract of land out of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Commencing at the East Quarter Post of Section Sixteen (16), Blackcreek Township, aforementioned Town and Range, with said point being the intersection of the Rockford West Road and the Wabash Road; thence South on and along the centerline of the Wabash Road a distance of Three Hundred Ninety-four and Ninety-eight Hundredths (394.98) feet to a railroad spike set flush with the Roadway surface as the place of beginning for the tract herein conveyed; thence continuing South on and along the centerline of the Wabash Road a distance of Seven Hundred Nine and Fifty-two Hundredths (709.52) feet to a railroad spike; thence West a distance of One Hundred Eighty-four and Eighteen Hundredths (184.18) feet to a reinforced concrete monument; thence North Seven Hundred Nine and Fifty-two Hundredths (709.52) feet to a reinforced concrete monument; thence East One Hundred Eighty-four and Eighteen Hundredths (184.18) feet to the place of beginning, with said tract containing Three (3) acres of land, more or less, subject to all legal highways.

Containing after said exception Thirty-seven (37) acres, more or less.

Permanent Parcel Number: 01-020800.0000 Map Number: 01-16-400-002

TRACT II

The Southwest Fractional Quarter of Section Thirty (30), Town Four (4) South, Range One (1) East, containing One Hundred and Twenty-five (125) acres of land, more or less, but subject to all roadways and easements for highways as recorded in Volume 203, Page 454, Mercer County Deed Records.

LESS AND EXCEPT: Being a parcel out of the Southwest Quarter (SW¼), Section 30, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the South Quarter post, Section 30, Town 4 South, Range 1 East, Blackcreek Township, said point being defined by an iron pin found over a stone on the centerline of State Route 707,

Thence West along the South line of Section 30, also being the centerline of State Route 707, Four Hundred Seventy-five and Ninety-two Hundredths (475.92) feet to a railroad spike set as the place of beginning.

Thence continuing West, along the South line of Section 30, Two Hundred Eighty-six and Eight Hundredths (286.08) feet to a railroad spike set,

Thence North, Six Hundred Eighty-five and Twenty-four Hundredths (685.24) feet to an iron pin set,

Thence East, Two Hundred Eighty-six and Eight Hundreds (286.08) feet to an iron pin set,

Thence South, Six Hundred Eighty-five and Twenty-four Hundredths (685.24) feet to the place of beginning.

The afore-described parcel contains Four and Five Hundred Thousandths (4.500) acres, more or less, subject to all roadways and easements of record, is part of the lands last described in Deed Volume 126, Page 358, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the South line of Section 30, also being the centerline of State Route 707 established as East-West by the Ohio Department of Transportation.

Containing in all after said exception One Hundred Twenty and One-half (120.50) acres, more or less.


Permanent Parcel Number: 01-039800.0000 Map Number: 01-30-300-001

RECITAL: No title check has been made for the above described premises by Grantor's Attorney, James M. Sponseller, at the request of Grantor and Grantees.

This conveyance is being made to the beneficiaries  
of the above referenced trust by reason of the  
provisions of said trust upon its termination.

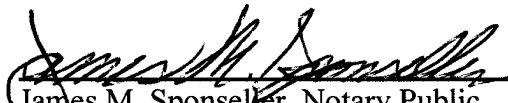
Prior Instrument Reference: Volume 332 , Page 350 of the Deed Records and Instrument  
No. 200900002560 of the Official Records of Mercer County, Ohio.

Executed this 29<sup>TH</sup> day of October, 2013.

  
Mary Sue Dohoney, Successor ~~Tr~~<sup>tee</sup>.  
Trustee of the Leland M. Carr  
Trust, dated February 27, 1995

State of Ohio County of Paulding SS:

**BE IT REMEMBERED**, That on this 29<sup>th</sup> day of October, 2013,  
before me, the subscriber, a NOTARY PUBLIC in and for said County, personally came,  
Mary Sue Dohoney, Successor Trustee of the Leland M. Carr Trust, dated February 27,  
1995, of legal age, the Grantor in the foregoing Deed, and acknowledged the signing  
thereof to be her voluntary act and deed. **IN TESTIMONY THEREOF**, I have hereunto  
subscribed my name and affixed my seal on this day and year aforesaid.

  
James M. Sponseller, Notary Public,  
State of Ohio, Lifetime Commission.

SEAL

This instrument prepared by: James M. Sponseller  
Attorney At Law  
200 North Williams Street  
Paulding, Ohio 45879  
PH: (419) 399-2217

\*See Sections 5302.07 and 5302.08 Ohio Revised Code.