

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPING PURPOSES  
  
DEC 16 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 16 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

KP 12-16-13  
Deputy Aud. Date

**QUIT-CLAIM DEED**  
**KNOW ALL MEN by THESE PRESENTS**

**THAT** JAMES L. GIBSON and DEBRA K. GIBSON (a.k.a. DEBRA GIBSON), Husband and Wife, Grantors of 808 South Main Street, Rockford, Ohio 45882, in consideration of One Dollar and Zero Cents (\$1.00) and other good and valuable consideration to them in hand paid by JAMES L. GIBSON and DEBRA K. GIBSON, as Trustee of the JAMES L. GIBSON and DEBRA K. GIBSON TRUST uad the 18<sup>th</sup> day of December, 2013, Grantee, whose address is 808 South Main Street, Rockford, Ohio 45882,

do hereby Remise, Release and Forever Quit Claim  
to the said Grantee, his successors and assigns forever, the following described **Real Estate**  
situate in the Township of Blackcreek and Village of Rockford, the County of Mercer and State  
of Ohio, to-wit:

See Exhibit "I" attached hereto and  
made a part hereof-----

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

said Grantee, his successors and assigns forever.

In Witness Whereof, the said JAMES L. GIBSON and DEBRA K. GIBSON (a.k.a. DEBRA GIBSON), Husband and Wife, Grantors, who hereby release all their respective right and expectancy of dower in said premises, have hereunto set their hands, this 18<sup>th</sup> day of December, 2013.

Signed and acknowledged in presence of:

Gary L. Flynn  
Signature of Witness #1

GARY L. FLYNN  
Print Name of Witness #1

Valerie Crowell  
Signature of Witness #2

Valerie Crowell  
Print Name of Witness #2

James L. Gibson  
JAMES L. GIBSON, Grantor

Debra K. Gibson  
DEBRA K. GIBSON (a.k.a. DEBRA GIBSON), Grantor

State of Ohio :  
:SS  
DARKE County :

On this 12<sup>th</sup> day of December, 2013, before me, a Notary Public in and for said county, personally came JAMES L. GIBSON and DEBRA K. GIBSON (a.k.a. DEBRA GIBSON), 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.



Gary L. Flinn  
Notary Public  
GARY L. FLINN, Attorney-At-Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

This instrument was prepared by Gary L. Flinn of Gary L. Flinn Co., L.P.A., located at 429 Memorial Drive, Greenville, Ohio 45331, at the specific request of, and based solely upon information supplied by, one or more party(ies) to this instrument. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the party(ies) hereto signify assent to this Disclaimer by execution and acceptance of this instrument.

QUIT CLAIM DEED							
	From						
		JAMES L. GIBSON					
		and					
		DEBRA K. GIBSON (a.k.a.					
		DEBRA GIBSON)					
			To				
				JAMES L. GIBSON			
				and			
				DEBRA K. GIBSON,			
				as Trustees			

**Exhibit I**

**TRACT I**

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, bounded and described as follows:

Being the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 10, Town 4 South, Range 1 East, **containing eighty (80) acres** of land, more or less, subject to all legal highways.

Subject to all legal highways, easements and restrictions of record.

**Containing 80.00 acres of land, more or less.**

**Prior Reference:** Volume 135, Page 1624 and Volume 313, Page 596 of the Deed Records of Mercer County, Ohio.

**Tax ID Number:** 010126000000 (80.00 acres)

**Map Number:** 1-10-200-001

**TRACT II**

Situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Situated in the Village of Rockford, Mercer County, Ohio, and being part of the Conrail Railroad right-of-way lying south of Walnut Street (U.S. Highway #33) and east of Main Street (State Highway #118) and being more particularly described as follows:

Commencing at a railroad spike on the centerline of U.S. Highway #33 (Walnut Street), said railroad spike being at Station 323+14.19 O.D.O.T. R/W plans;

thence South 01° 28' 06" West 348.54 feet to a point;

thence South 01° 25' 01" West 9.60 feet to an iron pin;

thence South 00° 50' 05" West 99.00 feet to an iron pin;

thence South 00° 18' 54" East 115.51 feet to an iron pin;

thence South 01° 45' 27" East 153.94 feet to an iron pin;

thence South 03° 03' 50" East 90.15 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence South 04° 01' 51" East 90.25 feet to an iron pin;

thence North 89° 44' 40" West 30.10 feet to a point at the southeast corner of the tract as described in Deed Book 260, Page 693;

thence in a northerly direction curving to the right with a radius of 5374.75 feet an arc distance of 90.26 feet, said arc having a chord North 04° 00' 25" West 90.26 feet along the east line of said tract to a point;

thence South 89° 44' 40" East 30.07 feet to the point of beginning **containing 0.061 acres**, more or less, and being subject to all easements of record.

This description was prepared from an actual survey completed in, June, 1985, by Richard T. Mote, R.S. #5552.

**ALSO:** Being a **part of Out-Lot Forty-one (41)** to the Village of Rockford, Ohio, and beginning at a point located at the southwest corner of Lot Three-Hundred Fifty-nine (359) in Cale Frysinger's Second addition to the Village of Rockford, Ohio, as the same appears upon the recorded plat thereof, and which point is designated by a wooden stake; thence west 31.55 feet to a point in the center of State Route #118; thence south and at right angle to the south line of Lot Three-Hundred Fifty-nine (359) and in the center of said State Route #118 a distance of 210.5 feet to a point, which is the point of beginning for the tract of real estate herein conveyed; thence south and in the center of State Route #118 a distance of ninety (90) feet to a point; thence east and at right angle to State Route #118 to the west right-of-way line of the New York Central Railroad; thence in a northerly direction and following the west right-of-way line of the New York Central Railroad to a point that is directly east of the point of beginning and which is the southeast point of the Ethel Van Fleet real estate; thence west to the point of beginning in the center of State Route #118.

Subject to all legal highways, easements and restrictions of record.

**Prior Reference:** Volume 299, Page 909 and Volume 260, Page 693 of the Deed Records of Mercer County, Ohio.

**Tax ID Number:** 080624000000 (Part of Out-Lot 41 and 0.061 Acres)

**Map Number:** 02-16-357-010