

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 30 2014

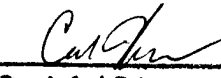
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 30 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 1,000.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 320,
202 Randall E. Grapner Mercer County Auditor.


Deputy Aud. Beta 7/30/14

Know All Men by These Presents:

(General Warranty Deed)

THAT David H. Tobe and Rita M. Tobe, husband and wife, of Mercer County, Ohio
for valuable consideration paid, *Grant With General Warranty Covenants To*

Greg C. Tobe
his heirs and assigns forever,
whose tax mailing address is 1611 State Route 49, Ft. Recovery, Ohio 45846

the following described real estate:

Being a Minor Subdivision situated in Gibson Township, Mercer County, Ohio, and
part of the south half of the southeast quarter of Section 16, Township 15 North,
Range 1 East, and also being a part of the lands of Martin and Rose Tobe (Deed Book
317, Page 1018, Office of the Recorder) being more particularly described as follows:

Commencing at an iron pin over a stone at the northeast corner of the south half of
the southeast quarter of said Section 16; thence N 89°28'40" W, 1810.97 feet along
the north line of the south half of the southeast quarter of said Section 16 and also
being the present corporation line for the Village of Fort Recovery to a P.K. nail set in
the centerline of State Route 49 as the Point of Beginning; thence S 13°09'41" E,
288.90 feet along the centerline of State Route 49 to a P.K. nail; thence N 89°07'05"
W, 324.32 feet through the land of Tobe, passing through an iron pin at 30.92 feet, to
an iron pin; thence N 60°51'14" W, 286.90 feet through the land of Tobe to an iron
pin; thence N 44°40'17" W, 200.40 feet through the land of Tobe to an iron pin on the
north line of Tobe; thence S 89°28'40" E, 649.99 feet along the north line of the south
half of the southeast quarter of said Section 16 and also being the south line of
William Snyder et. al. (Deed Book 310, Page 830, Office of the Recorder) passing
thru a wood cornerpost at 619.0 feet to the Point of Beginning.

Containing 3.31 acres of land, more or less, subject to all easements and right-of-
way of record.

All bearings were calculated from angles turned in an actual field survey by Kent B.
Marbaugh, Registered Surveyor #7421, dated April 2, 1992, on file in the County
Engineer's and Recorder's Offices.

Deed Reference: Volume OR148, Page 741, Mercer County Official Records.

Minor Subdivision Reference: Deed Book 320, Page 654, Deed Records of Mercer
County, Ohio.

MINOR SUBDIVISION

Tax ID #16-015400.0100
Tax Map #13-16-451-001

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

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, **Greg C. Tobe**, his heirs and assigns forever. And the said Grantors, **David H. Tobe and Rita M. Tobe, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **David H. Tobe and Rita M. Tobe, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 29th day of July, 2014.

David H. Tobe

David H. Tobe

Rita M. Tobe

Rita M. Tobe

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 29th day of July, 2014, before me, the subscriber, a notary public in and for said state, personally came **David H. Tobe and Rita M. Tobe, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Beverly M. Lennartz
Notary Public



BEVERLY M. LENNARTZ, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
COUNTY OF RESIDENCE, MERCER
MY COMMISSION EXPIRES 9-4-2018