

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 26 2014

MERCER COUNTY
TAX MAP DEPARTMENT

WARRANTY DEED

TRANSFERRED

NOV 26 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 175⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 310,
202 Randall E. Grapner Mercer County Auditor.

KP 11-26-14
Deputy Aud. Bate

KNOW ALL PERSONS BY THESE PRESENTS

That, Anita R. Morton, Sole Member of Farmor Farms, LLC, an Ohio
Limited Liability Company, for valuable consideration, paid, grants, with general
warranty covenants, to

Philip C. Suzuki (an undivided one-third [1/3] interest),
Philip T. Suzuki (an undivided one-third [1/3] interest) and
Matt Suzuki (an undivided one-third [1/3] interest)

whose tax mailing address is 1520 Schaadt Road, Rockford, Ohio 45882, the following
real property:

Situated in the VILLAGE of ROCKFORD, TOWNSHIP of DUBLIN, COUNTY of MERCER, and
STATE of OHIO:

Being a part of Out Lot Number Forty (O.L. 40) in Hawks Addition to the Village of Rockford,
Ohio, and a portion of the South half (1/2) of Fractional Section Sixteen (16), Town Four (4) South,
Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as
follows:

Beginning at a masonry nail set at the intersection of the East line of Shanes Grant (now called
Rockford, Ohio) and the centerline of U.S. Route 33, thence North 0° 3' West along the East line
of Shanes Grant Thirty-eight and eighty-two hundredths (38.82) feet to a point, said point being
the Southwest corner of Out Lot Forty (40) of Hawks Addition to the Village of Rockford, Ohio,
and also being on the corporation line of the aforementioned Village, thence continuing along the
Shanes Grant line a distance of One Hundred Thirty-two (132.00) feet to a four inch square
concrete monument, thence North 87° 21' 37" East a distance of One Hundred Forty-eight
(148.00) feet to a four inch square concrete monument, said line being parallel to and sixteen
and fifty hundredths (16.50) feet South of the Southern line of lots four hundred seven (407) and
four hundred eight (408) of A.J. Hawks Addition to the Village of Rockford, thence South 0° 3'
East a distance of one hundred thirty-two (132.00) feet to a point located on the southern line of
Out Lot Forty (40) and also being the corporation limit of the Village of Rockford, Ohio, thence
continuing along said line into Section Sixteen a distance of forty-nine and thirty-four hundredths
(49.34) feet to a railroad spike set on the centerline of U.S. Route 33, thence along the centerline
of said highway in a Westerly direction a distance of one hundred forty-eight and sixty-four
hundredths (148.64) feet to the point of beginning. The above described tract contains 0.598 of
an acre, more or less, of which 0.150 acre is located in Section Sixteen (16) and 0.448 acre is
within the present corporation limits of the Village of Rockford, Ohio, and is subject to the legal
right of way of U.S. Route 33 along the entire South side.

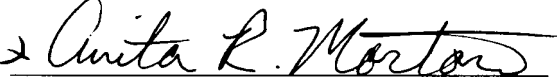
This tract is a portion of lands and is the same parcel shown as Tract Number 1 on the Plat of
survey made by Roy F. Thompson, Registered Surveyor No. 5379 on the 27th day of July, 1968,
and recorded in the Mercer County, Ohio, Record of Survey's Book 4, Page 176, Mercer County
Engineer's Office.

Tax Parcel I.D. #08-061300.0000 / Tax Map #02-16-376-007

Prior Instrument Reference: Instrument #201300006876 and Instrument #201300006878,
Mercer County Recorder's Records.

And for valuable consideration **Anita R. Morton, Sole Member of Farmor Farms, LLC, an Ohio Limited Liability Company**, does hereby remise, release, and forever quit claim unto the said Grantees, their heirs and assigns, all her right and expectancy of dower in the above described premises.

Dated: 11-26-14

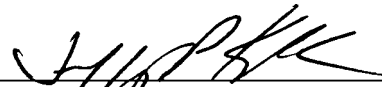


**Anita R. Morton, Sole Member of
Farmor Farms, LLC, an Ohio
Limited Liability Company**

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Anita R. Morton, Sole Member of Farmor Farms, LLC, an Ohio Limited Liability Company**, who acknowledged that she did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of her personally and as such member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 26th day of November, A.D. 2014.



**Notary Public for Ohio
My Commission: INDEFINITE**

SEAL

Jeffrey D. Knapke, Attorney at Law
Notary Public for Ohio
My Commission Expires: 11/26/15
Section 147.01-02