

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 19 2014

MERCER COUNTY
TAX MAP DEPARTMENT

WARRANTY DEED

TRANSFERRED

DEC 19 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 287⁰⁰
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 12-19-14
Deputy Aud. Gate

Know All Persons By These Presents,

That James W. VanTilburg and Brenda K. VanTilburg, husband and wife, for
valuable consideration paid, grants with general warranty covenants, to

Joshua A. Kinney

whose tax mailing address is 11051 US Route 127, Mendon, Ohio 45862, the following real
property:

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

Being part of a 4.764 acre tract as recorded in Instrument #201400002548 in the southwest quarter of
Section 24, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and described as
follows:

Commencing at a Mag Nail Found marking the Southeast corner of the Southwest Quarter of Section
24;

Thence North 00° 01' 00" East along the East line of the Southwest Quarter of Section 24 and the
approximate centerline of US Route 127, a distance of four hundred sixty-six and zero hundredths feet
(466.00') to a Mag Nail Set, for the TRUE POINT OF BEGINNING;

Thence North 89° 37' 56" West a distance of two hundred sixty-two and zero hundredths feet (262.00')
to an Iron Pin Set, passing an Iron Pin Set at 40.57';

Thence North 00° 01' 00" East along the east line of a tract as recorded in Instrument
#200700004731, a distance of three hundred twenty-six and zero hundredths feet (326.00') to an Iron
Pin Found;

Thence South 89° 37' 56" East along the north line of a tract as recorded in OR. 123, Page 1001, a
distance of two hundred sixty-two and zero hundredths feet (262.00') to a Mag Nail Set, passing an
Iron Pin Set at 212.00';

Thence South 00° 01' 00" West along the East line of the Southwest Quarter of Section 24 and the
approximate centerline of US Route 127, a distance of three hundred twenty-six and zero hundredths
feet (326.00') to the TRUE POINT OF BEGINNING, containing 1.961 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in July of 2014
and is on file with the Mercer County Engineers Office.

ALSO:

Being part of a 19.236 acre tract as recorded in Instrument #200700004731 in the Southwest Quarter
of Section 24, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and described as
follows:

Commencing at a Mag Nail Found marking the Southeast corner of the Southwest Quarter of Section
24;

MINOR SUBDIVISION

Thence North 00° 01' 00" East along the East line of the Southwest Quarter of Section 24 and the approximate centerline of US Route 127, a distance of four hundred sixty-six and zero hundredths feet (466.00') to a Mag Nail Set;

Thence North 89° 37' 56" West a distance of two hundred sixty-two and zero hundredths feet (262.00') to an Iron Pin Set, for the TRUE POINT OF BEGINNING, passing an Iron Pin Set at 40.57';

Thence continuing North 89° 37' 56" West a distance of fifty-one and zero hundredths feet (51.00') to an Iron Pin Set;

Thence North 00° 01' 00" East a distance of three hundred twenty-six and zero hundredths feet (326.00') to an Iron Pin Set;

Thence South 89° 37' 56" East along the north line of a tract as recorded in OR. 123, Page 1001, a distance of fifty-one and zero hundredths feet (51.00') to an Iron Pin Found;

Thence South 00° 01' 00" West along the West line of a tract as recorded in Instrument #201400002548, a distance of three hundred twenty-six and zero hundredths feet (326.00') to the TRUE POINT OF BEGINNING, containing 0.382 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in July of 2014 and is on file with the Mercer County Engineers Office.

Parent Tax Parcel I.D. #07-049200.0100 / Parent Tax Map #02-24-300-006

Parent Tax Parcel I.D. #07-049200.0000 / Parent Tax Map #02-24-300-005

Permanent Tax Parcel I.D. #07-049200.0100 / Permanent Tax Map #02-24-300-006

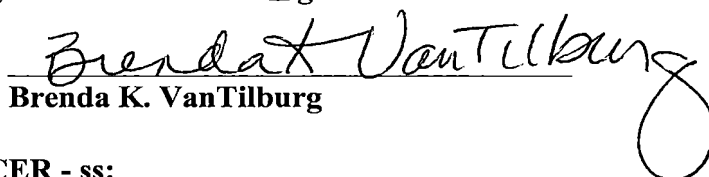
Prior Instrument Reference: Instrument #201200002548 and Instrument #200700004731, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to date of closing.

And for valuable consideration **James W. VanTilburg and Brenda K. VanTilburg, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: Dec 18, 2014
9


James W. VanTilburg


Brenda K. VanTilburg

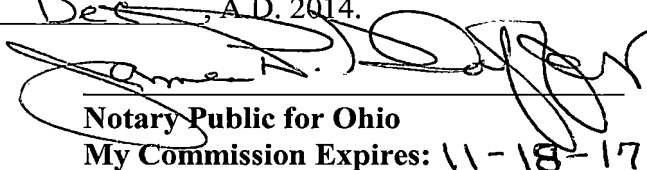
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **James W. VanTilburg and Brenda K. VanTilburg, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 18th day of Dec, A.D. 2014.



JAMES D. SHAFFER
Notary Public • State of Ohio
My Commission Expires:
November 18, 2017


Notary Public for Ohio
My Commission Expires: 11-18-17

This instrument prepared by: K NAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Jim Shaffer Realty, 11661 State Route 707, Mendon, OH 45862

SURVEY FOR JAMES W. AND BRENDA K. VANTILBURG

Surveyed By: Craig W. Mescher
Craig W. Mescher Reg. Surveyor No. 8237

Chris [Signature]
Zoning Inspector

SCHUMM FARMS INC.
OR. 123~PAGE 1001
22.41 ACRES

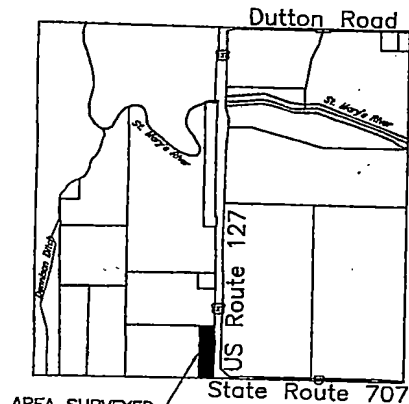
Michael [Signature]
County Engineer

[Signature]
County Health Department

Notes:
The 1.961 acre tract will be a separate building site.
The 2.803 acre tract will become part of a tract as recorded in Instrument #200700004731.
The 0.382 acres tract will become part of the 1.961 acre tract.

PAID

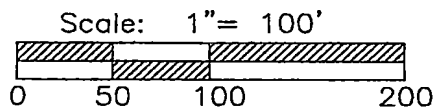
DEC 04 2014
\$20.00 - 1 Lot
MERCER COUNTY COMMISSIONERS
CELINA, OHIO
J. Nasel



LOCATION MAP
SECTION 24

LEGEND

- RR Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- Con Mon. Found
- Section Corner



PROJECT # 214808.51

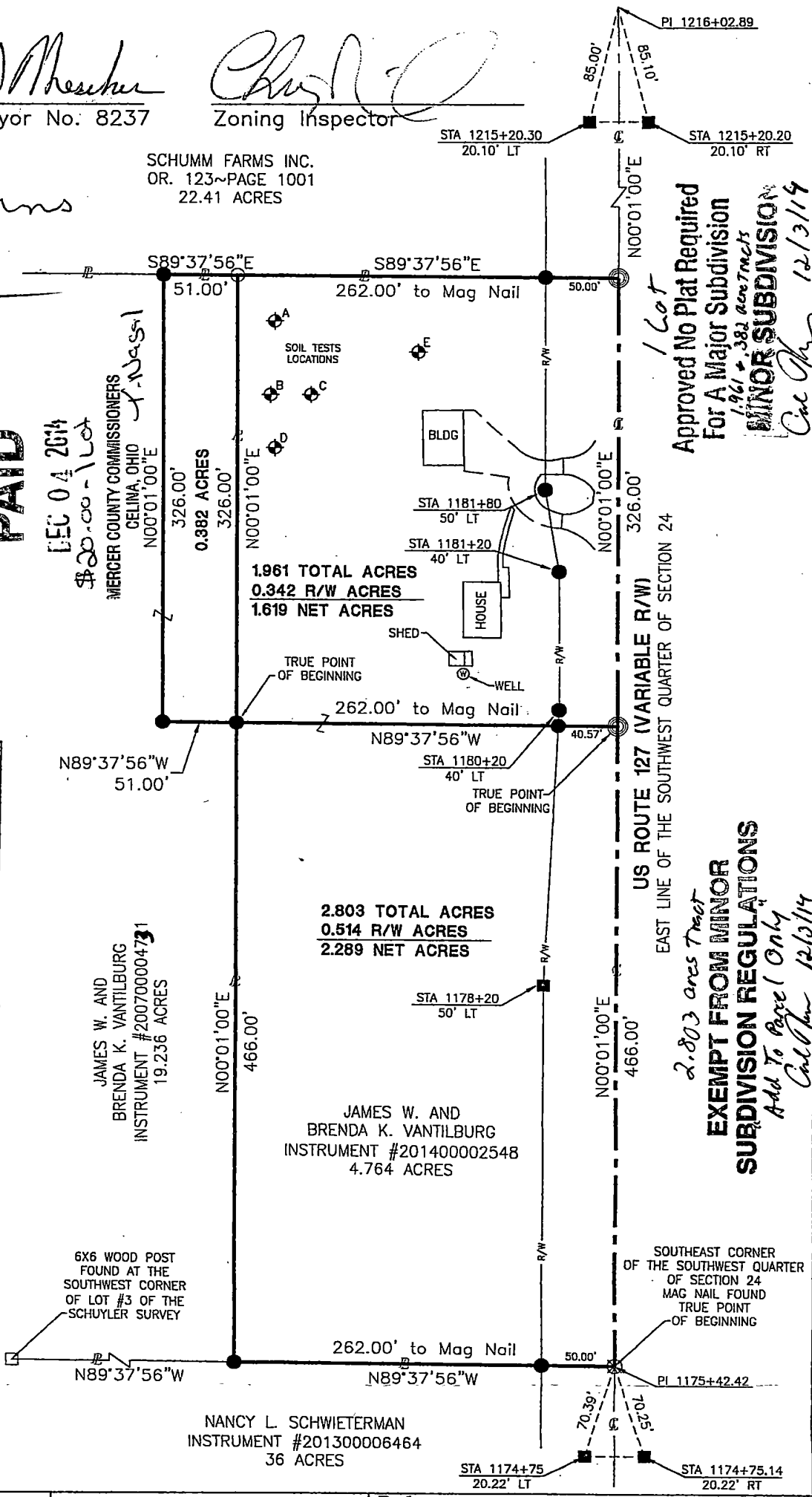
ACCESS
Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430



References:

Bearings from State Right of Way Plans
Lot #3 Survey by Marcus Schuyler in 1864
Lot #3 Survey by Gordon Geeslin in 1978

State of: Ohio County: Mercer
Township: Dublin
Sec.: 24 Town 4S Range: 2E
Deed Ref.: Instrument #201400002548
Date Surveyed: July 3, 2014



Approved No Plat Required
For A Major Subdivision
1.961 + 0.382 = 2.343 acre Tract
MINOR SUBDIVISION
Cue [Signature] 12/3/14

2.803 acres Tract
EXEMPT FROM MINOR
SUBDIVISION REGULATIONS
Add To Parcel Only
Cue [Signature] 12/3/14