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RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph 1, Article 10, Sec. 673
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 320,
202 Randall E. Grapner Mercer County Auditor.

KP 2-4-15
Deputy Aud. Date

WARRANTY DEED

Know All Persons By These Presents,

That, Jerald Purdy and Mary Kay Purdy, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

Tonja J. Rammel

whose tax mailing address is 3276 State Route 219, Coldwater, Ohio 45828, the following real property:

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

Being a parcel of land out of the east side of the east half of the northwest fractional quarter of Section 31, Town 6 South, Range 2 East, more particularly described as follows:

Beginning at a point "B" being the north quarter post of said Section 31, the same being on the centerline of State Route #219; thence South following the north and south half section line of said Section 31, a distance of 300 feet to a point, which is the place of beginning for the premises herein conveyed; thence west 163.01 feet; thence south 500 feet; thence east 163.01 feet to the north-south half section line of said section; thence north following said half section line a distance of 500 feet to the place of beginning.

Containing 1.92 acres of land more or less.

ALSO:

Beginning at a point "B" being the north quarter post of Section 31, Butler Township, same being on centerline of State Route 219; thence north 89° 20' west with a distance of 170 feet west; thence south 300 feet; thence east 163.01 feet; thence north to the place of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the northeast quarter of the northwest quarter of Section 31, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the north quarter post of said Section 31 as shown on a survey by B. R. Gebhart, Registered Surveyor No. 3909, dated June 20, 1959, and recorded in Survey Book 8, Page 5; thence, north 89° 20' west, along the north line of the northwest quarter of said Section 31 and the centerline of State Route 219, as shown on said Gebhart survey, a distance of 144.02 feet to a point. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing north 89° 20' west, along the last described line, a distance of 25.98 feet to the northeast corner of a tract of land conveyed to Philip E. Andres and Edna J. Andres by deed recorded in Deed Volume 225, Page 147; thence, south 00° 14' 22" west, along said Andres' east line, a distance of 300.07 feet to a 5/8 inch iron bar at the southeast corner thereof; thence, south 01° 34' 29" west, along the west line of a 1.92 acre tract of land conveyed to Edgar J. and Rosemary Heitkamp by deed recorded in Deed Volume 243, Page 562, a distance of 55.08 feet to a point in the approximate center of an open ditch; thence, north 80° 51' 09" east, along the approximate center of said open ditch, a distance of 71.34 feet to a point;

thence, north 00° 10' 22" west, a distance of 91.57 feet to a 5/8 inch iron bar; thence, south 89° 51' 13" west, a distance of 42.46 feet to a 5/8 inch iron bar; thence, north 00° 14' 22" east, a distance of 252.03 feet to the place of beginning.

Containing 0.305 acre of land, more or less. Subject to all easements and right-of-way of record. Reference is made to the survey by B. R. Gebhart mentioned above and to a retracement of said survey by Gordon L. Geeslin, Registered Surveyor 5372, dated June 21, 1985, both of which are on file in the County Engineer's Office, leaving after said exception, 2.785 acres of land, more or less.

Tax Parcel I.D. #03-031600.0100 / Tax Map #08-31-100-014

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

Prior Instrument Reference: Deed Volume 296, Page 743, Mercer County Recorder's Records.

And for valuable consideration **Jerald Purdy and Mary Kay Purdy, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantee, her heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: January 27, 2015

Jerald Purdy
Jerald Purdy

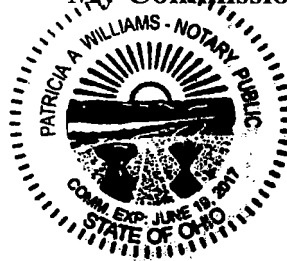
Mary Kay Purdy
Mary Kay Purdy

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jerald Purdy and Mary Kay Purdy, 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 27 day of January, A.D. 2015.

Patricia A. Williams
Notary Public for Ohio
My Commission Expires:



This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822

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