

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 07 2015


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 07 2015

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 17.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 310,  
202 Randall E. Grapner Mercer County Auditor.

  
7/7/15  
Deputy Aud. Boss

**WARRANTY DEED\***

(statutory form)

**Know All Men By These Presents**, that **Thomas Hemmert**, unmarried, Grantor, for valuable consideration paid, grants with general warranty covenants, to **5307 Stillwater, LLC.**, an Ohio Limited Liability Company, whose tax mailing address is 7985 King Memorial Road, Mentor, Ohio 44060, the following described real estate:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being part of Lot #18 in SOUTH POINTE SUBDIVISION FIRST ADDITION as recorded in Plat Cabinet 1, Pages 261-262, and located in the Northeast Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a found iron pin marking the Northwest corner of said Lot #18 in said South Pointe Subdivision First Addition, said point being the TRUE POINT OF BEGINNING;

Thence South 89° 22' 17" East along the North property line of said Lot #18 a distance of forty-four and ninety-one hundredths feet (44.91') to a point;

Thence Southeasterly along the arc of a tangent curve to the right having a length of 23.61', said curve having a radius of 30.00', a chord bearing of South 66° 49' 48" East, a chord distance of 23.00' along the property line of said Lot #18 to a set iron pin on the West right of way line of Stillwater Lane;

Thence South 45° 47' 10" West a distance of ninety-three and sixty-one hundredths feet (93.61') to a found iron pin marking the Southwest corner of said Lot #18;

Thence North 00° 47' 41" East (BEARING BASIS) along the West property line of said Lot #18 a distance of seventy-four and eighty-three hundredths feet (74.83') to the TRUE POINT OF BEGINNING, containing **0.062 acres** of land, more or less.

Said tract being subject to all highways and any other easements, conditions or restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237, in November of 2004, and is on file with the Mercer County Engineer's Office.

The real estate conveyed in this deed is to be considered one parcel with the real estate currently owned by the Grantee described in Instrument #201300002268 of the Mercer County Recorder's Office. The acreage conveyed herein shall not be used as a separate building lot.

Prior Deed Reference: OR Page 193, Page 919, Mercer County Recorder's Office.

Parent  
Parcel ID#: 09-033000.3900  
Map #09-20-282-020

Add to  
Parcel ID#: 09-033000.1900  
Map #09-20-282-018

Executed this 2 day of July, 2015.

  
Thomas Hemmert

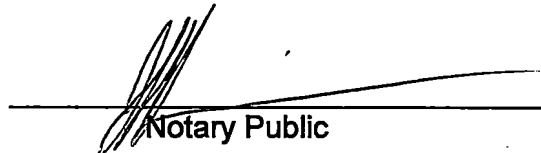
State of Ohio

§:

County of Auglaize

Before me, a notary public in and for said county, personally appeared the above named **Thomas Hemmert**, unmarried, who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at St. Marys, Ohio, this 2 day of July, 2015.

  
Notary Public



JEFFREY P. SQUIRE  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date  
Section 147.03 R.C.

This Instrument Prepared By:  
NOBLE, MONTAGUE & MOUL, LLC  
Attorneys at Law  
146 East Spring St.  
St. Marys, OH 45885  
(419) 394-7441

\* See Sections 5302.05 and 5302.06, Ohio Revised Code

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