

PAGE TWO

A. J. J. J.
DEPARTMENT**TRANSFERRED**DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 10 2015

MERCER COUNTY
TAX MAP DEPARTMENT

JUL 10 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO**MINOR SUBDIVISION**Exemption paragraph, no payment fee
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 220,
202 Randall E. Grapner Mercer County Auditor.

EF

KS 7/10/2015
Deputy Aud. DeesOHIO QUIT CLAIM DEED

That **Robert Cozad**, an unmarried man and former spouse of Grantee, Grantor, in consideration of the sum of One (\$1.00) Dollar and Other Valuable Consideration to be paid by **Jane Cozad**, 3415 Rivertrail Rd., Rockford, OH 45882, the Grantee, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, and forever QUIT CLAIM**, to the said Grantee, Jane Cozad, her heirs and assigns forever:

Situated in the Township of Dublin, County of Mercer and State of Ohio, bounded and described as follows:

PARCEL NO. 1:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in Black Loon Reserve, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a railroad spike at the intersection of the centerlines of River Trail Road and Black Loon Road; thence, North 88° 53' 22" West, along the centerline of River Trail Road, a distance of 880.74 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 53' 22" West, along the last described line, a distance of 268.29 feet to a Mag nail; thence, North 00° 12' 30" East, a distance of 324.77 feet to a 5/8 inch iron bar; thence, South 88° 53' 22" East, a distance of 268.29 feet to a 5/8 inch iron bar; thence, South 00° 12' 30" West, a distance of 324.77 feet to the place of beginning.

Containing 2.000 acres of land more or less. Subject to all easements and right-of-way of record.

Minor Subdivision Recorded: Instrument # 20080000345

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated January 14, 2008. On file in the County Engineer's Office.

PARCEL NO. 2:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in Black Loon Reserve, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing for reference at a railroad spike at the intersection of the centerlines of River Trail Road and Black Loon Road; thence, North 88° 53' 22" West, along the centerline of River Trail Road, a distance of 1149.03 feet to a Mag nail, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 53' 22" West, along the last described line, a distance of 150.80 feet to a Survey Pin at the southwest corner of a 81.93 acre parcel of land as described

at Official Record Volume 136, Page 2460; thence, North 00° 12' 30" East, along the west line of said 81.93 acre parcel, a distance of 324.77 feet to a 5/8 inch iron bar; thence, South 88° 53' 22" East, a distance of 150.80 feet to a 5/8 inch iron bar; thence, South 00° 12' 30" West, a distance of 324.77 feet to the place of beginning.

Containing 1.124 acres of land more or less. Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 1, 2007. On file in the County Engineer's Office.

No minor Subdivision is required as this parcel is being added to Parcel No. 1, with no additional building site created.

Last transfer of record appears as Instrument # 200700004538 and Instrument #200800000494 of the Mercer County, Ohio, Official Records.

PARCEL Nos. 07-008600.0100 and 07-008600.0000
TAX MAP Nos. 02-05-300-008 and 02-05-300-001

Last transfer of record appears at Instrument #200800006359, Mercer County Recorder's Official Records.

Reference is made to a Minor Subdivision map recorded at Instrument #200800000345, Mercer County Recorder's Official Records.

This deed is given pursuant to the order of the Court of Common Pleas of Mercer County, Ohio and the Separation and Property Settlement of the parties filed in Case No. 15-DIS-025.

The Grantor herein, Robert Cozad, former spouse of Grantee, hereby releases all rights of dower herein.

Witness my hand this 10th day of July, 2015.

Robert J. Cozad
Robert Cozad

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Robert Cozad, an unmarried man, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 10th day of July, 2015.

Karen D. Fleming
Notary Public Karen Fleming
Commission Expires 9/30/17

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search.

SEAL