

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 28 2015

MERCER COUNTY
TAX MAP DEPARTMENT

DOCUMENT PREPARED BY:

Paul Abel, Esq.
Suburban Propane, L.P.
240 Route 10 West
Whippany, NJ 07981
973-503-9120

TRANSFERRED

AUG 28 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 140⁰⁰
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 8-28-15
Deputy Aud. Date

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 19 day of August, 2015 between SUBURBAN PROPANE, L.P., a Delaware limited partnership, successor in interest to Inergy Propane, LLC, A Delaware limited liability company, having its principal office at 240 Route 10 West, Whippany, NJ 07981-0206, (973) 503-9120 ("Grantor"), and DANIEL J. CARR, having a mailing address of 106 W. Center Street, Fort Recovery, OH 45846 ("Grantee"),

WITNESSETH, that Grantor, in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration paid by Grantee, does hereby grant, release and convey and specially warrant unto Grantee, the heirs or successors and assigns of Grantee forever,

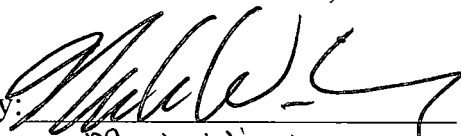
ALL that certain plot, piece or parcel of land lying, being and situated in Mercer County, Ohio, as more fully described in Exhibit A attached hereto and noted as Tract 2 on Survey submitted by Choice One Engineering dated August 13, 2014 together with the buildings and improvements located thereon, TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all of the estate and rights of Grantor in and to said premises;

THIS conveyance is expressly made subject to easements, restrictions, limitations and reservations of record, and shall further be subject to the restrictive covenant that the Subject Property shall not be used for the retail or wholesale sale and/or distribution of liquefied petroleum (LP) Gas, kerosene or heating oil by Grantee, by any tenant of the Subject Property, or by any subsequent purchasers acquiring the Subject Property;

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

SUBURBAN PROPANE, L.P.

By: 
Name: Mark Wienberg
Title: Chief Operating Officer



STATE OF NEW JERSEY)

: ss.:

COUNTY OF MORRIS)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19 day of August, 2015, within my jurisdiction, the within named Mark Wienberg, duly identified before me, who acknowledged that he is Chief Operating office of Suburban Propane, L.P., a Delaware limited partnership and that for and on behalf of said limited partnership, and as its act and deed, he executed the above foregoing instrument, after first having been duly authorized by said limited partnership so to do.


NOTARY PUBLIC

My commission expires:

Susan G Delia
Notary Public
State of New Jersey
MY COMM. EXP. 3/11/19



EXHIBIT A

* FT RECOVERY INDUSTRIAL PARK
BEING PART OF LOT 11 OF PLAT BOOK 1 PAGE 180 AND OWNED BY INERGY PROPANE
LLC. AS RECORDED IN OFFICIAL RECORD 196, PAGES 226 OF THE MERCER COUNTY
DEED RECORDS, SITUATED IN SECTION 16, TOWN 15 NORTH, RANGE 1 EAST, VILLAGE
OF FORT RECOVERY, MERCER COUNTY, OHIO AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found at the southeasterly corner of Lot 11 as described in
Plat Cabinet 1, Page 180 and being the intersection of Industrial Drive and Commerce Drive;

thence, North 40°-17'-35" East, 346.00 feet, along the easterly line of Lot 11 and the centerline of
Industrial Drive to a Mag nail set and being the principal place of beginning of the tract herein
described;

thence, North 49°-42'-25" West, 169.06 feet, along a new division line to a 5/8" iron pin with cap set,
passing for reference an iron pin with cap set at 30.00 feet;

thence, North 01°-19'-27" West, 142.68 feet, along a new division line to a 5/8" iron pin with cap set;

thence, North 49°-42'-25" West, 156.27 feet, along a new division line to a 5/8" iron pin with cap set
on the west line of Lot 11 and the east line of a tract of land owned by the Village of Fort Recovery as
described in Deed Book 305, Page 153;

thence, North 40°-22'-09" East, 59.27 feet, along the westerly line of Lot 11 to an iron pipe found on
the southeast corner of a tract of land owned by Lavern J. and Jane A. Weitzel as described in Deed
Book 292, Page 903;

thence, North 21°-03'-03" East, 118.65 feet, along the east line of said Weitzel tract to a Mag nail set
in the centerline line of Sharpsburg Road, passing for reference a 5/8" iron pin with cap set at 86.88
feet;

thence, South 49°-42'-48" East, 459.11 feet, along the centerline of Sharpsburg Road to a Mag nail
set at the northeasterly corner of Lot 11 and being at the intersection of Industrial Drive;

thence, South 40°-17'-35" West, 277.99 feet, along the center line of Industrial Drive to the principal
place of beginning.

Containing 2.232 acres more or less with 0.486 acres more or less being within existing road right-of-
way and all being subject to any legal highways and easements of record.

The above legal description was prepared by Allen Bertke, Ohio Professional Surveyor Number 8629,
based on a survey under his direct supervision and dated August 13, 2014.

Parent
Parcel # 17-006770.1200
Mqo # 13-16-426-005

Split
Parcel # 17-006770.1201
Mqo # 13-16-426-006