

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 11 2015

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 11 2015

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EA  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec. 530,  
202 Randall E. Grapner Mercer County Auditor.

Boukater, Herbert, DECEASED  
LS&R No. 201402327

KP 9-11-15  
Deputy Aud. Note

## Special Warranty Deed

This Deed is from Bank of America, N.A., a national association organized and existing under the laws of the State of TX ("Grantor"), to **Secretary of Housing and Urban Development, his Successors and Assigns**, herein referred to as ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's successors and/or assigns forever, but without recourse, representation or warranty, except as expressed herein, all of grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 8405 Davis Road, Celina, Ohio 45822 and situated in Center Township, County of Mercer, State of Ohio, described as follows (the "Premises"):

See Attached Exhibit "A"

Subject to easements and restrictions of record.

Permanent Parcel #: 06-019300.0101

*Map # 06-11-200-006*

Tax Mailing  
Address:

C/O Michaelson, Connor and Boul, 4400 Will Rogers Parkway,  
Suite 300, Oklahoma City, OK 73108

Prior Instrument Reference: Instrument 201400005045 of the Deed Records of Mercer County, Ohio.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors or assigns, that Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited:

and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 17 day of November, 20 14.

Bank of America, N.A.

By: *Nicholas Crimer Wang* 11.17.14  
Nicholas Crimer Wang  
Its: Assistant Vice President (AVP)

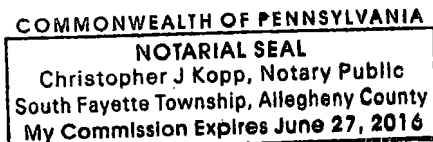
State of Pennsylvania )  
 ) ss  
County of Allegheny )

BE IT REMEMBERED, That on this 17 day of November, 20 14 before me, the subscriber, a Notary Public in and for said County and State, personally came, Nicholas Crimer Wang (name), AVP (title) of Bank of America, N.A., the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his/her voluntary act and deed and the voluntary act and deed on behalf of the national association.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal on the day and year last aforesaid.

*Christopher J. Kopp*  
Notary Public

This instrument was prepared by:  
LERNER, SAMPSON & ROTHFUSS  
120 East Fourth Street, 8th Floor  
Cincinnati, OH 45202-4007



Boukater, Herbert,  
DECEASED  
201402327

Exhibit "A"

Legal Description:

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Northeast Quarter of Section 11, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the East Quarter post of said Section 11; thence N 88° 53' 32" W, 861.44 feet along the South line of the Northeast Quarter of said Section 11 and also being the centerline of Davis Road to a Mag nail set as the point of beginning; thence continuing N 88° 53' 32" W, 400.44 feet along the last described line to a Mag nail set; thence N 01° 37' 25" E, 420.00 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence N 46° 06' 28" E, 225.98 feet to an iron pin with cap set; thence S 88° 53' 30" E, 236.17 feet to an iron pin with cap set; thence S 01° 02' 20" W, 579.77 feet and passing through an iron pin with cap set at 559.77 feet to the point of beginning, containing 5.000 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 27, 2000, on file in the County Engineer's Office.