

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 24 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 24 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 230,
202 Randall E. Grapner Mercer County Auditor.

K.P. 2-24-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Rolland L. Miller, a married person, and Lois L. Miller, an unmarried person**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Thomas R. Stephenson, as Trustee of the Thomas R. Stephenson Trust uad the 25th day of March, 2010, (an undivided 1/8 interest), Judy D. Stephenson, as Trustee of the Judy D. Stephenson Trust uad the 25th day of March, 2010, (undivided 1/8 interest), and Eric R. Stephenson and Amy L. Stephenson, husband and wife, for their joint lives, remainder to the survivor of them (undivided 1/4 interest)**, whose tax mailing address is 120 Strable Road, Rockford, Ohio 45882, the following described real property:

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the Southwest quarter of Section 29, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at an iron pin at the Southwest corner of said Section 29, being the Point of Beginning;

thence North 01° 23' 06" East, 464.01 feet along the West line of the Southwest quarter of said Section 29 and also being the centerline of State Route 49 to a spike found;

thence South 88° 40' 32" East, 218.00 feet and passing through an iron pin found at 29.90 feet to an iron pin found;

thence North 01° 21' 09" East, 280.78 feet to an iron pin found;

thence North 88° 35' 59" West, 217.84 feet and passing through a concrete monument found at 188.00 feet to a railroad spike found;

thence North 01° 23' 06" East, 582.26 feet along the West line of the Southwest quarter of said Section 29 and also being the centerline of State Route 49 to a Mag nail set;

thence South 88° 29' 35" East, 2170.94 feet along the North line of the South half of the Southwest quarter of said Section 29 and passing through an iron pin with cap set at 28.74 feet to an iron pin with cap set;

thence South 01° 38' 55" West, 1329.96 feet and passing through an iron pin with cap set at 1311.76 feet to a Mag nail set;

thence North 88° 25' 25" West, 2164.83 feet along the South line of the Southwest quarter of said Section 29 and also being the centerline of State Route 707 to the Point of Beginning, containing 64.718 acres of land, more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 3, 2016, on file in the County Tax Map Office.

Prior Instrument References: #201100003906 and #201400002350

Tax Parcel Number: 01-038500.0000

Tax Map Number: 01-29-300-005

NOTE: Lois L. Miller acquired her undivided ¼ interest in the above described property by virtue of a Certificate of Transfer recorded as Instrument #201400002350 in the Recorder's Office of Mercer County, Ohio. The Certificate of Transfer indicates the decedent's name as "Larry L. Miller," when, in fact, the decedent's name was Larry D. Miller. All of the remaining documents in the Probate

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file, including the decedent's Last Will and Testament, accurately state the name of the decedent, and the misstatement on the certificate itself was a typographical error.

The Grantors agree to pay real estate taxes and assessments due in January and July, 2016, and Grantees agree to assume and pay all real estate taxes and assessments due and payable thereafter, beginning with the January 2017 installment. Grantees assume full responsibility for any CAUV recoupment, if applicable.

Rolland L. Miller and Frances C. Miller, his wife, who hereby relinquishes her right and expectancy of dower, and **Lois L. Miller, an unmarried person**, have hereunto set their hands on the day and year set forth in their respective acknowledgments.

Rolland L. Miller
Rolland L. Miller

Frances C. Miller
Frances C. Miller

Lois L. Miller
Lois L. Miller

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Rolland L. Miller and Frances C. Miller, his 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 on this 22nd day of February, 2016.

SEAL

Thomas D. Lammers
Notary Public, State of Ohio
THOMAS D. LAMMERS, Attorney At Law
Notary Public- State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Lois L. Miller, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 22nd day of February, 2016.

SEAL

Thomas D. Lammers
Notary Public, State of Ohio
THOMAS D. LAMMERS, Attorney At Law
Notary Public- State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by: *PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)*
113 East Market Street, P.O. Box 404
Celina, OH 45822