

DESCRIPTION
SUFFICIENT
FOR TAX MAP PURPOSES

APR 11 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 11 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **572.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 4/11/2016
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

STOSE BROTHERS, LLC, an Ohio limited liability company, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **JOHN HIGHLEY**, whose tax mailing address is 9350 Hoenie Road, Celina, Ohio 45822, the following real property:

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

Being the South one-half of the Southeast quarter of the Southeast quarter of Section 4, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, LESS AND EXCEPT one (1) acre of uniform length out of the Southwest corner thereof, alternatively described as follows:

Commencing at the Southwest corner of the East half of the Southeast quarter of Section 4, Township 5 South, Range 3 East; thence East 16 rods; thence North 10 rods; thence West 16 rods; thence South 10 rods to the place of beginning, containing one (1) acre of land, more or less, leaving 19 acres, more or less, in this tract:

ALSO LESS AND EXCEPT the following: Being a parcel out of the Southeast quarter of Section 4, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southeast corner of Section 4, Town 5 South, Range 3 East, Center Township, said corner being defined by a nail and shiner found at the intersection of the centerlines of Bogart Road and Rice Road;

thence West on and along the South line of Section 4, also being the centerline of Bogart Road, 330.00 feet to a nail set;

thence North 00°43'40" West, 330.11 feet to an iron pin set and passing through an iron pin set at 30.00 feet;

WARRANTY DEED (STOSE BROTHERS, LLC TO JOHN HIGHLEY)

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thence South 89°59'00" East, 330.00 feet to a nail set on the East line of Section 4, also being the centerline of Rice Road, and passing through an iron pin set at 300.00 feet;

thence South 00°43'30" East, on and along the East line of Section 4, and also being the centerline of Rice Road, 330.00 feet to the place of beginning.

The afore described tract contains 2.500 acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 140, Page 626, and Volume 281, Page 760, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of Section 4, also being the centerline of Bogart Road assumed as East-West.

This description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions 16.5 acres of land, more or less, subject to easements of record imposed thereon and all legal highways.

Parcel No. 06-007300.0000


Map No. 06-04-400-006

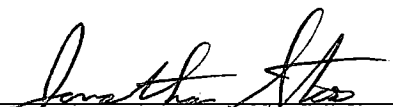
Last Transfer: Instrument No. 201200001043, Recorder's Office of Mercer County, Ohio.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said **DAVID STOSE and JONATHAN STOSE**, being all the members of **STOSE BROTHERS, LLC**, have hereunto set their hands this 7th day of April, 2016.

STOSE BROTHERS, LLC


By: David Stose, Member


By: Jonathan Stose, Member

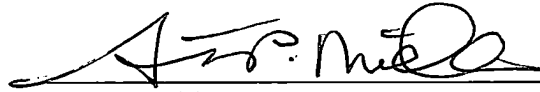
WARRANTY DEED (STOSE BROTHERS, LLC TO JOHN HIGHLEY)

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STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

On this 7th day of April, 2016, before me, a Notary Public, personally came **DAVID STOSE and JONATHAN STOSE**, being all the members of **STOSE BROTHERS, LLC**, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.


Notary Public



STEVEN P. MIELKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\stose brothers.highley.wd