

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 22 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 22 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1085.00
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 4/22/2016
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Barbara L. Leistenschneider, unmarried, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

Dale J. Leistenschneider, Debra J. Paul and Diane J. Lange
their heirs and assigns forever

whose tax mailing address is 5341 State Route 119, St. Henry, Ohio 45883

the following described real estate:

Being a parcel of land situated in Granville Township in the Southwest quarter of Section 22, Township 7 South, Range 2 East, Mercer County, Ohio, and bounded and described as follows:

Beginning at a PK nail found marking the south 1/4 post of Section 22 on the approximate centerline of Lange Road, also marking THE TRUE POINT OF BEGINNING; thence continuing North 88°52'49" West on and along the approximate centerline of Lange Road and the south line of said section for a distance of Two Hundred Forty-one and Zero Hundredths feet (241.00') to a PK nail set; thence North 01°48'04" East for a distance of Two Hundred Forty-one and Zero Hundredths feet (241.00') to a 5/8" iron pin set, passing at Twenty and Zero Hundredths feet (20.00') a 5/8" iron pin set; thence South 88°52'49" East for a distance of Two Hundred Forty-one and Zero Hundredths feet (241.00') to a 5/8" iron pin set on the east line of the southwest quarter of Section 22; thence South 01°48'04" West on and along the east line of the southwest quarter of said section for a distance of Two Hundred Forty-one and Zero Hundredths feet (241.00') to THE TRUE POINT OF BEGINNING.

Containing 1.333 acres of land more or less of which 0.111 acres lies within the existing and reserved right-of-way of Lange Road, leaving a net conveyance of 1.222 acres more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description referenced the County GPS coordinate system and on a survey by Craig W. Mescher Registered Surveyor No. 8237 on August 4, 2004 and is on file at the Mercer County Engineer's Office.

Deed Reference: Volume 317, Page 700 and Instrument #200900003199, Mercer County Recorder's Office.

Tax ID #20-033900.0000
Tax Map #11-22-376-001

Grantor shall pay the real estate taxes and assessments due and payable in July, 2016.
Grantee shall pay the real estate taxes and assessments due and payable in February 2017 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Dale J. Leistenschneider, Debra J. Paul and Diane J. Lange**, their heirs and assigns forever. And the said Grantor, **Barbara L. Leistenschneider, unmarried**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Barbara L. Leistenschneider, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 21st day of April, 2016.

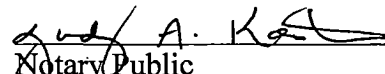

Barbara L. Leistenschneider

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 21st day of April, 2016, before me, the subscriber, a notary public in and for said State, personally **Barbara L. Leistenschneider, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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




Notary Public

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.