

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 29 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 29 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 518⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 4-29-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert J. Utgard and Jane Utgard, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Jonathan Wenning**, whose tax mailing address is 305 N. Second Street, Coldwater, Ohio 45828, the following described real property:

MINOR SUBDIVISION

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Southeast quarter of Section 36, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at an iron pin at the South quarter post of said Section 36;

thence North 01° 25' 09" East, 277.34 feet along the West line of the Southeast quarter of said Section 36 and also being the centerline of U.S. Route 127 to a gin spindle found being the Point of Beginning;

thence continuing North 01° 25' 09" East, 200.00 feet along the last described line to a Mag nail set;

thence South 89° 04' 53" East, 343.53 feet and passing through an iron pin with cap set at 50.16 feet to an iron pin with cap set;

thence South 01° 25' 09" West, 477.34 feet and passing through an iron pin with cap set at 461.81 feet to a Mag nail set;

thence North 89° 04' 53" West, 111.00 feet along the South line of the Southeast quarter of said Section 36 and also being the centerline of Sites Road to a point;

thence North 01° 25' 17" East, 277.28 feet and passing through an iron pin found at 19.52 feet to an iron pin found;

thence North 89° 03' 54" West, 232.54 feet and passing through an iron pin found at 182.54 feet to the Point of Beginning, containing 2.284 acres of land, more or less, subject to all valid easements and right-of-way.

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 4, 2011, on file in the County Tax Map Office.

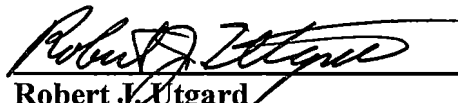
MINOR SUBDIVISION PLAT ATTACHED HERETO.

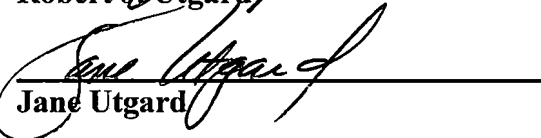
Prior Instrument Reference: Deed Volume 257, Page 700

	<u>Parent</u>	<u>Split</u>
Tax Parcel Number:	07-081400.0000	07-081400.0200
Tax Map Number:	02-36-400-003	02-36-400-006

The Grantors and Grantee herein agree that the real estate taxes and assessments shall be prorated to the date of closing.

Robert J. Utgard and Jane Utgard, who hereby relinquish their rights and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment below.


Robert J. Utgard


Jane Utgard

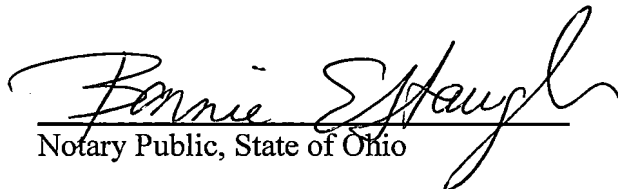
STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Robert J. Utgard and Jane Utgard, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

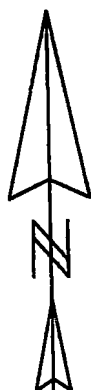
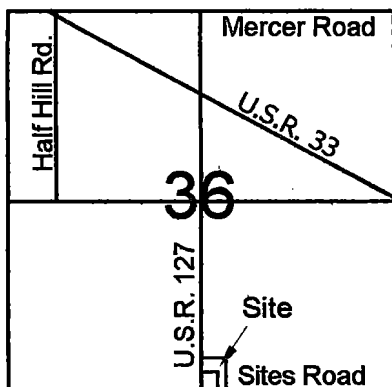
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 26 day of April, 2016.



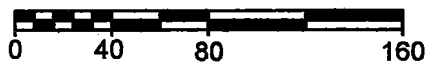
BONNIE E. STAUGLER
Notary Public, State of Ohio
My Comm. Expires Jan. 5, 2019


Notary Public, State of Ohio

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



Scale: 1" = 80'

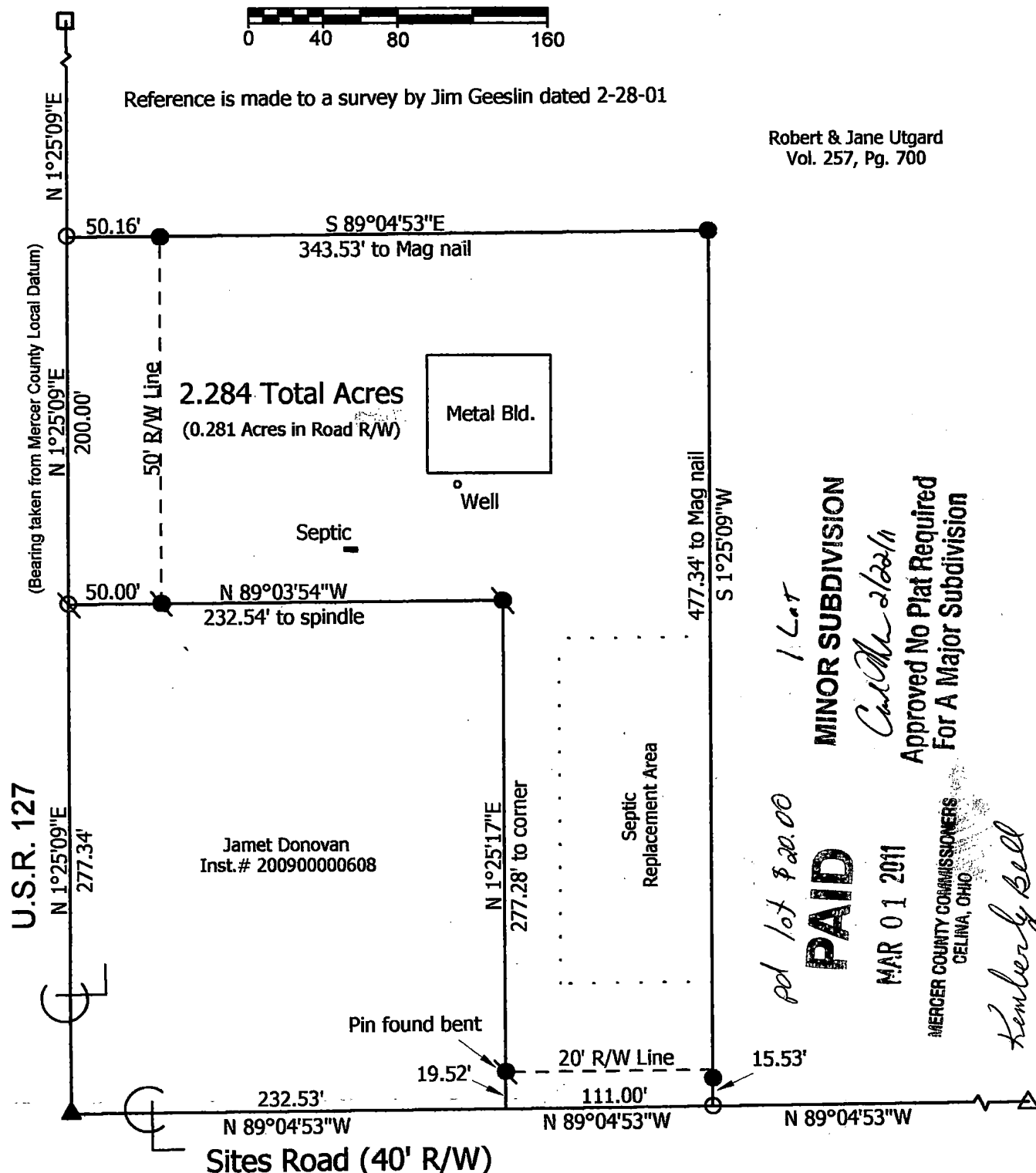


Legend:

- Monument box @ the N1/4 post of Section 36
- ▲ Iron pin @ the S1/4 post of Section 36
- △ Iron pin @ the SE corner of Section 36
- Mag nail set
- 5/8" X 30" Iron pin w/cap set
- ⊘ Gin spindle found (Geeslin)
- Iron pin found (Geeslin)

Reference is made to a survey by Jim Geeslin dated 2-28-01

Robert & Jane Utgard
Vol. 257, Pg. 700



MINOR SUBDIVISION

Approved No Plat Required
For A Major Subdivision

PAID

MAR 01 2011

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

Kimberly Bell

**Marbaugh
Land Surveying**

1901 Carolina Court
Celina, Ohio 45822
(419) 586-4293

Kent Marbaugh
Kent B. Marbaugh P.S. 7421



Robert & Jane Utgard Survey
(10036 U.S.R. 127)

State of: <u>Ohio</u>	County: <u>Mercer</u>
Township: <u>Dublin</u>	Sec: <u>36</u> Town: <u>4S</u> Range: <u>2E</u>
City/Village: _____	Subdivision: _____ Lot: _____
Deed Ref: <u>Vol. 257, Pg. 700</u>	Date Surveyed: <u>2-4-11</u>
Approvals: <i>[Signature]</i>	<i>[Signature]</i>
Agency: <u>Board of Health</u>	Township Zoning Inspector
Date: <u>2-17-11</u>	County Engineer <u>2-16-11</u>