Instrument #201600002790 Recorded: 6/14/2016 12:55 PM 3 Pages, DEED Total Fees: \$36.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: OBER/JASON

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

JUN 14 2016

MERCER COUNTY TAX MAP DEPARTMENT

TRANSFERRED

JUN 1 4 2016

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO Exemption paragraph, conveyance Fee

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

Deputy Aud. Date

GENERAL WARRANTY DEED

Steven E. Harner, an unmarried man, of Mercer County, Ohio, and Cynthia M. Harner nka Cynthia M. Seamon, a married woman, of Doule County, the

Grantors, for valuable consideration paid, grant(s) with general warranty covenants to Detree I. Detree I. McAbee, the Grantee, whose tax-mailing address is: 12831 Frysinger Road, Rockford, Ohio 45882 the following REAL PROPERTY:

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

Being a tract out of the southeast quarter of the northeast quarter, Fractional Section Three (3), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter, Section 3, Town 4 South, Range 2 East, Dublin Township, said corner being a stone on the centerline of the Frysinger Road; thence North 00° 15' East, on and along the centerline of the Frysinger Road, also being the East line of Section 3, Four Hundred Sixty-six and Forty-one Hundredths (466.41) feet to a railroad spike as the place of beginning. Thence continuing North 00° 15' East, Three Hundred Ninety-six (396.00) feet to a harrow spike; thence North 89° 45' West, Two Hundred Forty-four (244.00) feet to a survey stake; thence South 00° 15' West, Three Hundred Ninety-six (396.00) feet to a 5/8-inch iron pin; thence South 89° 45' East, Two Hundred Forty-four (244.00) feet to the place of beginning.

The aforedescribed tract contains Two and Two Hundred Eighteen Thousandths (2.218) acres, more or less, subject to all highways and easements of record. All bearings for this parcel were turned from the centerline of the Frysinger Road, also being the East line of Section 3, established as North 00°, 15' East on previous surveys.

Parcel #: 07-004600.0000 Tax Map #: 02-03-200-006

Prior Instrument Reference: Volume OR 201, Pages 2614-2615 of the Mercer County Official Deed Records.

In Witness Whereof, the said Steven E. Harner has hereunder set his hand this 10 d

5151

State of Ohio

County of Mercer ss:

	1.26
BE IT REMEMBERED, that on the	s 10 th day of June 2016,
before me the subscriber, a Notary Public	in and for said State, personally came Steven
E. Harner, an unmarried man, the Grantor	in the foregoing Deed, and acknowledged the
signing thereof to be his voluntary act and a	leed.
IN TESTIMONY THEREOF, I ha	we hereunto subscribed my name and affixed
my seal on this day and year aforesaid.	•
	1 1
WARY PILL	
	Wyw
AND THE PROPERTY OF THE PROPER	Notary Public
COLLIN MORGAN, Notary	
In and for the State My Commission Expires Feb	
my Commission Expires Ler	. 20, 2011
	·
ATE OF OTHER	
Curtis Wayne Seamon, spouse of Grantor.	Cynthia M. Harner nka Cynthia M. Seamon,
hereby releases all rights and claims of dov	wor
recess the rights and claims of do	<i>ver</i> .
In Witness Whorast the said Conthia M	Harner nka Cynthia M. Seamon and Curtis
	nd this day, 2016
wayne seamon have hereunder set their ha	na inis, 2010
V	
Cynthia M. Harner nka Cynthia M. Sear	non
<u>C 1, 77, C</u>	
Curtis Wayne Seamon	
State of	
County of	
BE IT REMEMBERED, that on th	
before me the subscriber, a Notary Public	in and for said State, personally came Cynthia
	Curtis Wayne Seamon, wife and husband, the
	cknowledged the signing thereof to be their
voluntary act and deed.	
,	
IN TESTIMONY THEREOF, I h	ave hereunto subscribed my name and affixed
my seal on this day and year aforesaid.	are not came anosor to carry value and appared
, 2200 on one way and your agoresaid.	
	<u> </u>
	Notary Public
	rocaty 1 dollo

This instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., L.P.A., Celina office: 118 West Market Street, Post Office Box 298, Celina, Ohio 45822. Phone (419) 586-8120. Fax (419) 586-7122 without benefit of title search.

Soundy of wiercer ss.	•
before me the subscriber, a Notary Pub	n this day of, 2016, blic in and for said State, personally came Steven ntor in the foregoing Deed, and acknowledged the and deed.
IN TESTIMONY THEREOF, my seal on this day and year aforesaid.	L have hereunto subscribed my name and affixed
	Notary Public
Curtis Wayne Seamon, spouse of Gran hereby releases all rights and claims of	ntor, Cynthia M. Harner nka Cynthia M. Seamon, Gower.
In Witness Whereof, the said Cynthia Wayne Seamon have hereunder set their	M. Harner nka Cynthia M. Seamon and Curtis r hand this 9 day Jone . 2016
X Latin M. Hur NKA Cynthia M. Harner nka Cynthia M. S Luto Wayne Seamon Curtis Wayne Seamon	
State of <u>NC</u> County of Davie	
before me the subscriber, a Notary Pub M.Harner nka Cynthia M. Seamon ar	on this <u>9</u> day of <u>June</u> , 2016, blic in and for said State, personally came Cynthia nd Curtis Wayne Seamon, wife and husband, the d acknowledged the signing thereof to be their
IN TESTIMONY THEREOF, my seal on this day and year aforesaid.	I have hereunto subscribed my name and affixed
LINDA M. BURKE Notary Public, North Carolin Davie County My Commission Expires June 16, 2018	

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