

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 07 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 07 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1050.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KF 7/7/2016  
Deputy Aud. Date

MINOR SUBDIVISION

**WARRANTY DEED\***  
(statutory form)

**Know All Men By These Presents**, that **Jayanth K. Gutta and Lakshmi Gutta**, husband and wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to **Jerry W. Powell or Betty L. Powell, Trustees of The Powell Living Trust**, dated **December 22, 2005**, Grantee, whose tax mailing address will be 7667 Oldtown Road, Celina, OH 45822, the following described real estate:

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Southwest Quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the South quarter post of said Section 27;

thence N 88° 52' 15" W 757.76 feet along the South line of the Southwest Quarter of said Section 27 and also being the centerline of Old Town Road to a mag nail set as the Point of Beginning;

thence N 88° 52' 15" W 174.50 feet along the last described line to a mag nail set;

thence N 01° 07' 45" E, 279.70 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence S 88° 52' 15" E, 174.50 feet to an iron pin with cap set;

thence S 01° 07' 45" W, 279.70 feet and passing through an iron pin with cap set at 259.70 feet to the Point of Beginning, containing 1.120 acres of land, more or less, subject to all valid easements and rights-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 23, 2002 on file in the County Engineer's Office and Recorder's Office.

Parcel ID#: 06-058700.1000      Tax Map ID#: 06-27-300-004  
Property known as: 7667 Oldtown Road, Celina, Ohio 45822

(Prior Instrument References: Instrument #201300002758, Mercer County Recorder's Office).

Real estate taxes shall be prorated to the date of closing.

Executed this 5 day of July, 2016.

Jayanth K. Gutta

Jayanth K. Gutta

Lakshmi Gutta

Lakshmi Gutta

**State of Ohio**

§:

**County of Mercer**

Before me, a notary public in and for said county, personally appeared the above named **Jayantha K. Gutta** and **Lakshmi Gutta**, husband and wife, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

Delma, Ohio, this 5 day of July, 2016.



**KARRI E. GRAY**  
Notary Public • State of Ohio  
My Commission Expires:  
November 7, 2016  
Recorded in Mercer County

Karri E. Gray

Notary Public

This Instrument prepared by:  
**NOBLE, MONTAGUE & MOUL, LLC**  
Attorneys at Law  
146 East Spring St.  
St. Marys, OH 45885  
(419) 394-7441

\* See Sections 5302.05 and 5302.06, Ohio Revised Code