

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 11 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 11 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 489.70
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 7/11/16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN M. BENTZ and TRISHA L. BENTZ, fka TRISHA L. BOLLENBACHER, husband and wife, both adults, the GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by MARCUS C. SCHWARTZ, the GRANTEE, whose tax mailing address is 830 State Route 707, Rockford, Ohio 45882, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEE, his heirs and assigns forever, the following described real estate, situate in the Township of Blackcreek in the County of Mercer and State of Ohio, to-wit:

Commencing at the North quarter post, Section 32, Town 4 South, Range 1 East, Blackcreek Township, said point being defined by a spike found on the centerline of State Route 707,

Thence East on and along the North line of the Northeast quarter Section 32, also being the centerline of State Route 707, Six Hundred Seventy-six and Six Hundredths (676.06) feet to a nail set as the place of beginning,

Thence continuing East, along the North line of the Northeast quarter of Section 32, Two Hundred Seventy-four and Forty-four Hundredths (274.44) feet to a nail set,

Thence South 00° 01' 40" East, Two Hundred Thirty-eight and Forty-one Hundredths (238.41) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet,

Thence South 89°58'30" West Two Hundred Seventy-four and Fifty-five Hundredths (274.55) feet to an iron pin set,

Thence North, Two Hundred Thirty-eight and Fifty-three Hundredths (238.53) feet to the place of beginning and passing thru an iron pin set at Two Hundred Eight and Fifty-three Hundredths (208.53) feet.

The afore described parcel contains One and Five Hundred Three Thousandths (1.503) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Official Record Volume 3, Page 12 and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707 assumed East -West.

This description was prepared by Roy F. Thompson Jr. Reg. Sur. #5379.

ALSO Situated in the Township of Blackcreek. County of Mercer and State of Ohio;

Part W ½, NE ¼, Section 32, Blackcreek Township.

Commencing at the North Quarter post Section 32, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio. Said point being defined by a spike found on the centerline of State Route 707,

Thence East on and along the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707, Six Hundred Twenty-six and Six Hundredths (626.06) feet to a nail set as the place of beginning.

Thence South Two Hundred Eighty-eight and Ninety-one Hundredths (288.91) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet,

Thence East; Four Hundred Fifty-two and Forty-four Hundredths (452.44) feet to an iron pin set.

Thence North, Two Hundred Eighty-eight and Ninety-one Hundredths (288.91) feet to a nail set on the North line of the Northeast Quarter of Section 32, also being on the centerline of State Route 707 and passing thru an iron pin set at Two Hundred Fifty-eight and Ninety-one Hundredths (258.91) feet,

Thence West, along the centerline of State Route 707, One Hundred Twenty-eight (128.00) feet to a nail found,

Thence South 00° 01' 40" East, Two Hundred Thirty-eight and Forty-one Hundredths (238.41) feet to an iron pin found and passing thru an iron pin found at Thirty (30.00) feet,

Thence South 89°58'30" West, Two Hundred Seventy-four and Fifty-five Hundredths (274.55) feet to an iron pin found,

Thence North, Two Hundred Thirty-eight and Fifty-three Hundredths (238.53) feet to a nail found on the North line of the Northeast Quarter of Section 32, passing thru an iron pin found at Two Hundred Eight and Fifty-three Hundredths (208.53) feet,

Thence West, along the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707, Fifty (50.00) feet to the place of beginning.

The afore described parcel contains One and Four Hundred Ninety-eight Thousandths (1.498) acres, more or less, subject to all roadways and easements of record, is part of the lands described in the Official Record Volume 3, Page 12, and is shown on a plat of survey filed with the Mercer County Engineer. The parcel acquired by the Grantee is to increase their existing lot size. No additional building site being created.

All bearings for this survey description were turned from the North line of the Northeast Quarter of Section 32 assumed East-West.

Tax Parcel No. 1-041500.0100

Tax Map No. 01-32-200-001

See Minor Subdivision recorded in Volume 15, Page 911.

Prior Transfer: Vol. OR 177, Page 1737

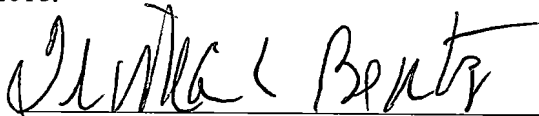
and all the estate, right, title, and interest of the said GRANTORS in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, his heirs and assigns forever.

And the said GRANTORS, STEPHEN M. BENTZ and TRISHA L. BENTZ, do hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS our hands this 7 day of July, 2016.



STEPHEN M. BENTZ


TRISHA L. BENTZ

STATE OF OHIO:
COUNTY OF VAN WERT: SS:

On this 7 day of July, A.D., 2016, before me a Notary Public in and for said County, personally came STEPHEN M. BENTZ and TRISHA L. BENTZ, 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



CHARLES F. KOCH
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

This instrument prepared by:
Attorney Charles F. Koch
KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891