

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 25 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 25 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 140⁰⁰
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 7-25-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that DANIEL J. CARR, an unmarried person, Grantor, for valuable consideration paid, grants, with general warranty covenants, to NATHAN S. BRUNS and STEPHANIE A. ALBERS-BRUNS, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is PO Box 698, Ft. Recovery, OH 45846, the following real property (the "Property"):

Being part of a 2.232 acre tract as shown as Tract 2 on a survey by Choice One Engineering dated August 27, 2014, and owned by Daniel J. Carr as described in Instrument Number 2015-04061 of the Mercer County Deed Records, Situated in Section 16, Town 15 North, Range 1 East, and being part of Lot 11 of the Fort Recovery Industrial Park, Village of Fort Recovery, Mercer County, Ohio, and being more particularly described as follows:

Commencing for reference at a Mag nail found at the northeasterly property corner of said Tract 2 and being the intersection of Industrial Drive and Sharpsburg Road;

thence, North 49° -42' -48" West, 210.09 feet, along the centerline of Sharpsburg Road to a Mag nail set and being the principal place of beginning of the tract herein conveyed;

thence, South 40° -17' -35" West, 171.31 feet, along a new division line to a 5/8" iron pin with cap set, passing for reference an iron pin with cap found at 30.00 feet;

thence, North 49° -42' -25" West, 105.00 feet, along a new division line to a 5/8" iron pin with cap set on the northerly line of Tract I as shown on said Choice One Engineering survey and owned by Inergy Propane, LLC. (Suburban Propane) as described in Official Record 196, Page 226;

thence, North 40° -17' -35" East, 171.30 feet, along a new division line to a Mag nail set in the centerline of Sharpsburg Road, passing for reference a 5/8" iron pin with cap set at 141.30 feet;

thence, South 49° -42' -48" East, 105.00 feet, along the centerline of Sharpsburg Road to the principal place of beginning.

Containing 0.413 acres, more or less, with 0.072 acres, more or less, being within existing road right-of-way and all being subject to any legal highways and easements of record.

The above legal description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey under his direct supervision and dated May 12, 2016.

Parent Parcel No: 17-006770.1201
Parent Tax Map No: 13-16-426-006

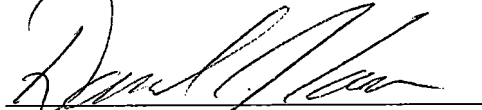
Split Parcel No.: 17-006770.1202
Split Tax Map No.: 13-16-426-007

Prior Instrument Reference: Instrument 2015OR00004061

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 22nd day of July, 2016.



DANIEL J. CARR

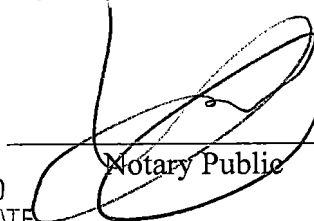
STATE OF OHIO)
)SS:
COUNTY OF AUGLAIZE)

Before me, a notary public in and for said County and State, personally appeared the above named DANIEL J. CARR, Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Minster, Ohio this 22nd day of July, 2016.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE



Notary Public

*This instrument prepared by Keith M. Schnelle
of the firm of Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365*