

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 29 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 29 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 945⁰⁶
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 7-29-16
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

*THAT TODD MATHEWSON AND RENEE S. MATHEWSON, Husband and Wife, the GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to him paid by T H BURTCH ENTERPRISES, LTD, the GRANTEE, whose address is P.O. Box 333, Rockford, Ohio, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said T H BURTCH ENTERPRISES, LTD, the GRANTEE, the following described Real Estate situate in the Village of Rockford, County of Mercer, and State of Ohio, to-wit:*

PARCEL ONE:

Being Lot Number Thirty-one (31) of the Revised Numbering to the Village of Rockford, Ohio.

ALSO, being part of Lot Number Thirty-two (32) of the Revised Numbering to the Village of Rockford, Ohio, and more particularly described as follows:

Commencing for the same at the Southwest corner of said Lot Number 32; thence North along the East line of Main Street 32 feet; thence East 86 feet and 6 inches to a point; thence South 32 feet to the South line of said Lot Number 32; thence West along said South line 86 feet and 6 inches to the place of beginning.

Subject to all easements, conditions, restrictions and rights of way of record.

Parcel No.: 08-005900.0000, 08-006000.0000 and 08-006200.0000

Tax Map No.: 02-16-302-006, 02-16-302-005 and 02-16-302-003

Last transfer of record appears at Instrument #200700000064 of the Mercer County, Ohio Official Records

PARCEL TWO:

Situated in the Village of Rockford, County of Mercer and State of Ohio:

Being a part of Lot number 32 (revised numbering) of the Original Plat and also part of the vacated street right of way of Main and Market Streets situated in the Village of Rockford, Mercer County, Ohio, being more particularly described as follows:

Commencing at the intersection of the centerline of Main & Market Streets; thence S 89°44' 59" E, 41.25 feet along the centerline of Market Street extended East to a mag nail set as the point of beginning; thence continuing S 89°44'59"E 86.50 feet along the centerline of vacated Market Street to a mag nail set; thence S 00°00'00"E, 91.75 feet to an iron pin with cap set; thence N 89° 44'59" W 86.50 feet to a mag nail set in concrete on the East right of way line of Main Street; thence N 00°00'00"W, 91.75 feet a along the East right of way line of Main Street extended North to the point of beginning containing 7,936.30 square feet of land, more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 25, 2000 on file in the County Engineer's Office.

Parcel No.: 08-006300.0000 and 08-006300.0100
Map#: 02-16-302-002 and 02-16-302-001

Last Transfer: Last transfer of record appears at Instrument #201400001236 of the Mercer County, Ohio Official Records

RECITAL: TODD MATTHEWSON and TODD MATHEWSON are one in the same. The Grantor's name was incorrectly spelled in the previous deed, Instrument No. 201500001687. The correct spelling of Grantor's name is TODD MATHEWSON.

and all the Estate, Title and Interest of said GRANTORS in and to the said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, forever.

And the said GRANTORS do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered; and Further, that they will Defend the same against all lawful claims of all persons whomsoever. Taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said TODD MATHEWSON AND RENEE S. MATHEWSON, the GRANTORS, who hereby release all their right and expectancy of Dower in the said premises, has hereunto set his hand this 26 day of July, in the year of our Lord two thousand and sixteen.


TODD MATHEWSON


RENEE S. MATHEWSON

STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 26 day of July, in the year of our Lord

two thousand and sixteen, before me, a subscriber, a Notary Public in and for said county, personally came TODD MATHEWSON AND RENEE S. MATHEWSON, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



RYAN R. SIPE
Notary Public, State of Ohio
My Commission Expires June 4, 2017

Ryan R. Sipe

Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200