

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 18 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 18 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **588⁰⁰**
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 8-18-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BARBDEN, LTD.**, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants, to **DENNIS B. MEYER AND BARBARA A. MEYER**, for their joint lives, with the remainder to the survivor of them, Grantees, whose tax mailing address is 2173 Green Timber Trail, Minster, Ohio 45865, the following real property (the "Premises"):

TRACT I:

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

Being all of Lots Numbered Fifteen (15) and Sixteen (16) of Dorsten's Club Island Addition, as shown on the recorded plat thereof, and any real estate between the North Boundary line of said lots and the Raudabaugh survey line, subject to all restrictions, conditions, easements, reservations and privileges of record as the same are set forth in either the recorded plat or in prior conveyance for this real estate. Located in Section 23, Franklin Township, Mercer County, Ohio.

Last Transfer: Volume 310, Page 251, Mercer County Deed Records.

TRACT II:

The following parcel of land is part of Grand Lake St. Marys. It is situated in the NE ¼ of the NW ¼ of Section 23, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at an Iron Pin found in a concrete monument at the Southwest corner of lot #1 in Dorstens Club Island Subdivision; thence S. 76°-52'-30" E. along the North Line of Cincy Road 700.00' to a set #5 rebar; thence N. 13°-07'-30" E., 130.42' to a set #5 rebar, said #5 rebar being the POINT OF BEGINNING; thence the following courses:

1. N. 13°-07'-30" E., 56.60' to a point;

2. N. 39°-38'-36"E., 14.55' to a point;
3. S. 80°-51'-27" E., 16.65' to a point;
4. S. 19°-56'-12" E., 16.35' to a point;
5. S. 00°-57'-04" W., 43.96' to a point;
6. S. 69°-53'-13" E., 44.38' to a point;
7. S. 43°-28'-00" W., 63.83' to a set #5 rebar, passing over a set #5 rebar at 35.21';
8. N. 17°-32'-20" W., 11.58' to a set #5 rebar;
9. N. 39°-13'-00" W., 59.61' to the POINT OF BEGINNING;

The above described parcel contains 0.108 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 1967 Grand Lake St. Marys Survey with the N. Line of Cincy Road being N: 76°-52'-30" E.

The above description was prepared by Brad J. Core, P.S. #8004 and is based on an actual field survey performed on July 3, 1999 and all markers called for are in place.

Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land.

Tax ID #09-089500.000. *Map # 09-23-201-001*

The Premises 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) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 10th day of ^{*August*}~~June~~, 2016.

BARBDEN, LTD.

By: *Dennis B. Meyer*
Dennis B. Meyer, General Manager

STATE OF OHIO

COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named BARBDEN, LTD., an Ohio limited liability company, by Dennis B. Meyer, General Manager, Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of the company.

In Testimony Whereof, I have hereunto set my hand and official seal, at SIDNEY, Ohio, this 18th day of ~~June~~ August, 2016.

Lori A. Whittenberger
Notary Public



LORI A. WHITTENBERGER
Notary Public, State of Ohio
My Comm. Expires, Apr. 13, 2018

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

G:\ah\deeds\Meyer, Dennis & Barbara
TJP