

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 21 2016

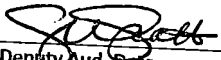
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 21 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee # 385.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 9-21-16  
Deputy Aud. Date

## GENERAL WARRANTY DEED

Philip C. Suzuki, *a married man, joined by his wife* Jane A. Suzuki, Philip T. Suzuki, *a married man, joined by his spouse* Cynthia M. Suzuki, *and* Matt Suzuki, *a married man, joined by his spouse*, Tami Suzuki, *all of Mercer County, Ohio, the Grantors, for valuable consideration paid, grant with general warranty covenants to* Debora S. Berry *whose tax mailing address is* 213 E. Walnut Street, Rockford, Ohio 45882 *the following REAL PROPERTY:*

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

Being a part of Out Lot Number Forty (O.L. 40) in Hawks Addition to the Village of Rockford, Ohio, and a portion of the South half (  $\frac{1}{2}$  ) of Fractional Section Sixteen (16), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows: Beginning at a masonry nail set at the intersection of the East line of Shanes Grant (now called Rockford, Ohio) and the centerline of U.S. Route 33, thence North 0°3' West along the East line of Shanes Grant Thirty-eight and eighty-two hundredths (38.82) feet to a point, said point being the Southwest corner of Out Lot Forty (40) of Hawks Addition to the Village of Rockford, Ohio, and also being on the corporation line of the aforementioned Village, thence continuing along the Shanes Grant line a distance of One Hundred Thirty-two (132) feet to a four inch square concrete monument, thence North 87°21'37" East a distance of One hundred Forty-eight (148.00) feet to a four inch square concrete monument, said line being parallel to and sixteen and fifty hundredths (16.50) feet South of the Southern line of lots four hundred seven (407) and four hundred eight (408) of A.J. Hawks Addition to the Village of Rockford, thence South 0°3' East a distance of one hundred thirty-two (132.00) feet to a point located on the southern line of Out Lot Forty (40) and also being the corporation limit of the Village of Rockford, Ohio, thence continuing along said line into section Sixteen (16) a distance of forty-nine and thirty-four hundredths (49.34) feet to a railroad spike set on the centerline of U.S. Route 33, thence along the centerline of said highway in a Westerly direction a distance of one hundred forty-eight and sixty-four hundredths (148.64) feet to the point of beginning. The above described tract contains 0.598 of an acre, more or less, of which 0.150 acre is located in Section Sixteen (16) and 0.448 acre is within the present corporation limits of the Village of Rockford, Ohio, and is subject to the legal right of way of U.S. Route 33 along the entire South side.

This tract is a portion of lands and is the same parcel shown as Tract Number 1 on the Plat of survey made by Roy F. Thompson, Registered Surveyor No. 5379 on the 27<sup>th</sup> day of July 1968, and recorded in Mercer County, Ohio, Record of Surveys Book No. 4, Page 176, Mercer County Engineer's Office.

Parcel #: 08-061300.0000

Tax Map #: 02-16-376-007

Prior instrument: Instrument 201400005424 Deed Records of Mercer County Ohio.

In Witness Whereof, the said Philip C. Suzuki, joined by his wife Jane A. Suzuki, Philip T. Suzuki, joined by his spouse Cynthia M. Suzuki, and Matt Suzuki, joined by his spouse, Tami Suzuki have hereunder set their hands this 19 day of Sept. 19, 2016

Witness their hands this 19 day of

Sept., 2016.

Philip C. Suzuki  
Philip C. Suzuki

Jane A. Suzuki  
Jane A. Suzuki

State of Ohio

County of Mercer

BE IT REMEMBERED, that on this 19 day of September, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared Philip C. Suzuki and Jane A. Suzuki, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid



GAYLENE S. DEITSCH  
Notary Public, State of Ohio  
My Commission Expires April 1, 2017

Gaylene S. Deitsch  
Notary Public

Witness their hands this 19 day of September, 2016.

Philip T. Suzuki  
Philip T. Suzuki

Cynthia M. Suzuki  
Cynthia M. Suzuki

State of Ohio

County of Mercer

BE IT REMEMBERED, that on this 19 day of September, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared Philip T. Suzuki and Cynthia M. Suzuki, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

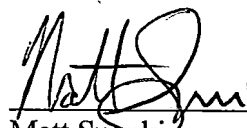
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid

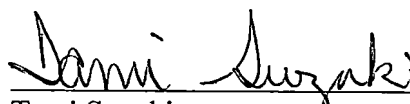


GAYLENE S. DEITSCH  
Notary Public, State of Ohio  
My Commission Expires April 1, 2017

Gaylene S. Deitsch  
Notary Public

Witness their hands this 17 day of September, 2016.

  
Matt Suzuki

  
Tami Suzuki

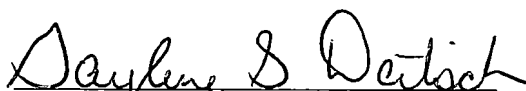
State of Ohio County of Mercer

BE IT REMEMBERED, that on this 17 day of September, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared Matt Suzuki and Tami Suzuki, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid



GAYLENE S. DEITSCH  
Notary Public, State of Ohio  
My Commission Expires April 1, 2017

  
Notary Public

This instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, Celina Office: 118 West Market Street, Celina, Ohio, 45822 Phone (419) 586-8120, Fax (419) 586-7122 without benefit of title search.