

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 12 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 12 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$59.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Deputy Aud. Date 10-12-16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Madelyn Grunden, an unmarried person**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to **Randy D. Garman, Jr.**, whose tax mailing address is 6372 S.R. 219, Celina, Ohio 45822, the following described real property:

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

Being part of Out-Lot 13 (unrecorded) of the Village of Montezuma, Ohio, and part of the Southeast quarter of Section 30, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a stone reference at the East quarter post of Section 30, Town 6 South, Range 3 East, Franklin Township; thence South 89° 54' 38" West along the half section line, also being the corporation line of the Village of Montezuma, Ohio, 1059.45 feet to a point on the West line of the parcel being described; thence South 00° 12' 35" East 16.50 feet to an iron pin found at the Southeast corner of the lands described in Deed Volume 305, Page 912, and being the point of beginning for this survey; thence North 89° 54' 38" East, 142.11 feet to an iron pin set at the Southwest corner of the lands described in Deed Volume 272, Page 336; thence North 06° 55' 05" West, 156.73 feet to an iron pin found; thence South 72° 09' 15" West along the South line of State Route 219, 129.91 feet to an iron pin found at the Northeast corner of the lands described in Deed Volume 305, Page 912; thence South 00° 12' 35" East, 116.00 feet to the place of beginning.

The afore described parcel contains 0.419 of an acre, more or less, of which 0.053 of an acre lays outside the corporation of Montezuma, Ohio in the Southeast quarter of Section 30, the parcel being conveyed is shown on a plat of survey filed with the Mercer County Engineer, and is known as part

of Out-Lot 13 and part of the Southeast quarter of Section 30 and last described in Deed Volume 209, Page 656, and Volume 286, Page 820.

All bearings for this description were turned from the South line of State Route 219, as established on a previous survey by Gordon L. Geeslin.

This survey description was prepared by Roy F. Thompson, Jr., Registered Surveyor 5379.

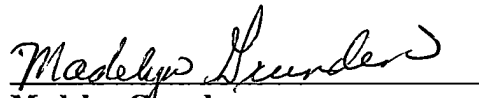
Prior Instrument Reference: 20160000 4897

Tax Parcel Numbers: 14-002100.0000 and 09-130100.0000

Tax Map Numbers: 09-30-277-005 and 09-30-426-001

Address of Property: 180 W. Main Street, Montezuma, OH 45866

Madelyn Grunden has set her hand on the date set forth in the acknowledgment.



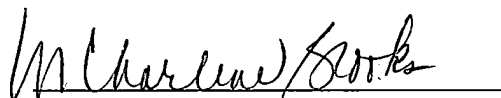
Madelyn Grunden

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Madelyn Grunden, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this 11th day of October, 2016.

M CHARLENE BROOKS
Notary Public, State of Ohio
My Commission Expires Feb. 11, 2019



Notary Public, State of Ohio

SEAL

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (LJS/dg)
113 East Market Street, P.O. Box 404, Celina, OH 45822