

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 16 2016

MERCER COUNTY
TAX MAP DEPARTMENT

SURVEY REQUIRED
NEXT TRANSFER

Tract # 5
DEC 16 2016

MERCER COUNTY
TAX MAP DEPARTMENT

DEC 16 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EM
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 12-16-16
Deputy Aud. Date

WARRANTY DEED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

KNOW ALL PERSONS BY THESE PRESENTS

That, **James E. Gray and Karri E. Gray, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

**E and E, LLC,
an Ohio Limited Liability Company**

whose tax mailing address is 7668 Celina Mendon Road, Celina, Ohio 45822, the following real property:

TRACT 1:

Situated in the **CITY** of **CELINA**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Number Twenty-eight (28) in Riley Addition to the City of Celina, Ohio.

Tax Parcel I.D. #27-135800.0000 / Tax Map #08-01-202-006

Prior Instrument Reference: Instrument #201100004130, Mercer County Recorder's Records.

TRACT 2:

Situated in the **CITY** of **CELINA**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a part of Lot Number Seventy-one (71) of Fairlawn Heights Subdivision to the City of Celina, Ohio, as the same is shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, as described as follows:

Being One Hundred Three (103) feet of uniform width off the entire West side of said Lot Number Seventy-one (71), with the real estate being conveyed herein being 103 feet on the North and South sides and 147.50 feet on the East and West sides.

Tax Parcel I.D. #27-378400.0100 / Tax Map #05-36-331-007

Prior Instrument Reference: Instrument #201300004205, Mercer County Recorder's Records.

TRACT 3:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the southeast quarter (¼) of Section 29, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 29; thence South along the West line of the southeast quarter (¼) of said Section 29 and the centerline of Celina Mendon Road, a distance of eight hundred fifteen and 78/100 (815.78) feet to a mine spike. Said point being the PLACE OF BEGINNING for the herein described parcel; thence continuing South along the last described line a distance of two hundred ten (210.00) feet to a "P.K." nail; thence South 89° 58' 36" East a distance of six hundred thirty (630.00) feet to a ½ inch iron bar; thence,

North, a distance of two hundred ten (210.00) feet to a $\frac{5}{8}$ inch iron bar; thence North 89° 58' 36" West, a distance of six hundred thirty (630.00) feet to the place of beginning. Containing 3.037 acres of land, more or less.

Tax Parcel I.D. #06-061800.0700 / Tax Map #06-29-401-006

Prior Instrument Reference: Instrument #201200004813, Mercer County Recorder's Records.

TRACT 4:

Situated in the **CITY** of **CELINA**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Number Eighty-two (82) in Yorkshire Third Addition to the City of Celina, Ohio, as the same is shown on the recorded plat thereof, subject to all restrictions, easements, reservations and conditions of record and the zoning laws of the City of Celina, Ohio.

Tax Parcel I.D. #27-444100.0000 / Tax Map #06-31-252-003

Prior Instrument Reference: Instrument #201200004139, Mercer County Recorder's Records.

TRACT 5:

Situated in the **TOWNSHIP** of **DUBLIN**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being One Hundred (100) acres of land off of the South side of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Four (4) South, Range Two (2) East, LESS AND EXCEPT the Methodist Church Lot containing approximately One (1) acre, and also LESS AND EXCEPT the following described tract therefrom: Beginning at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town and Range aforesaid; thence North 89° 48' West Four Hundred Ninety-nine and Seventy-six Hundredths (499.76) feet along the Section line and centerline of Mercer Road to a point; thence North 0° 15' East Three Hundred Seventeen and Nine-tenths (317.9) feet to a concrete marker passing through a concrete marker at Thirty (30) feet; thence South 89° 48' East Four Hundred Ninety-nine and Seventy-six Hundredths (499.76) feet to a point on the North-South Half Section line; thence South 0° 15' West Three Hundred Seventeen and Nine-tenths (317.9) feet along said Half Section Line and centerline of U. S. Route 127 to the point of beginning, containing Three and Six Hundred Forty-seven thousandths (3.647) acres of land in said exception. Containing in this tract after said exceptions Ninety-five and Four tenths (95.4) acres of land, more or less, subject to all legal highways and easements of record.

ALSO:

Being situated in the West one-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Four (4) South, Range Two (2) East, and beginning at a stake Thirty (30) feet North from the Southeast corner of said West one-half ($\frac{1}{2}$) on the North and South line thereof; thence West a distance of Twenty-eight (28) rods and Eleven (11) links and Six (6) inches to a stake, which is the place of beginning of the tract herein conveyed; thence North eight (8) rods; thence West Eight (8) rods; thence South Eight (8) rods to a stake on the North side of the State Road; thence East with the North line of said road to the place of beginning, containing Sixty-four (64) square rods, more or less.

Tax Parcel I.D. #07-050300.0000 / Tax Map #02-25-300-001

Tax Parcel I.D. #07-050500.0000 / Tax Map #02-25-300-002

Prior Instrument Reference: Instrument #200600001013, Mercer County Recorder's Records.

TRACT 6:

Situated in the **CITY** of **CELINA**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being all of Lot Number Twelve (12) in the PHELLIS ADDITION to the City of Celina, Ohio, as the same is shown on the recorded plat thereof, Plat Book 2, Page 64, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon and the zoning laws of the City of Celina, Ohio.

Tax Parcel I.D. #27-328700.0000 / Tax Map #05-36-476-022

Prior Instrument Reference: Instrument #201300003139, Mercer County Recorder's Records.

Grantee hereby assumes and agrees to pay the January 2017 and thereafter installments of real estate taxes and special assessments.

And for valuable consideration **James E. Gray and Karri E. Gray, husband and wife**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: Dec 12, 16

James E. Gray
James E. Gray
Karri E. Gray
Karri E. Gray

STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **James E. Gray and Karri E. Gray, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 12 day of Dec, A.D. 201 6.



ELIZABETH LAFFIN
Notary Public • State of Ohio
My Commission Expires:
November 2, 2020
Recorded in Mercer County

Elizabeth Laffin
Notary Public for Ohio
My Commission Expires: 11/02/2020