

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 27 2017


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 46.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 1/27/17
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **William L. Berron, an unmarried person**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to **Thomas G.P. Staugler**, whose tax mailing address is 2492 Sharpsburg Road, Fort Recovery, Ohio 45846, the following described real property:

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

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, and in the Southeast quarter of Section 25, Township 15 North, Range 1 East, and also part of Lot Number 12 of Zenz City, being more particularly described as follows:

Commencing at a survey marker nail at the Southeast corner of said Section 25;

thence North 88°15'50" West, 18.00 feet along the South line of the Southeast quarter of said Section 25 and also being the centerline of Watkins Road to a point, being the Point of Beginning;

thence continuing North 88°15'50" West, 248.00 feet along the last described line to a point;

thence North 27°41'56" East, 249.37 feet and passing through iron pins with caps set at 22.48 feet and at 226.05 feet to a point;

thence South 45°26'18" East, 187.68 feet along the centerline of Sharpsburg Road to a point;

thence South 01°02'12" West, 96.63 feet along the West right-of-way line of Lightsville Northern Road and passing through iron pins with caps set at 24.76 feet and at 61.53 feet to the Point of Beginning, containing 0.789 acres of land, more or less, subject to all valid easements and right-of-way of record.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated January 5, 2017, on file in the County Tax Map Office.

Prior Instrument Reference: Instrument No. 201000003034

Tax Parcel Number: 16-028500.0000

Tax Map Number: 13-25-400-029

Address of Property: 2492 Sharpsburg Road, Fort Recovery, OH 45846

The Grantee herein assumes and agrees to pay the real estate taxes due and payable in February 2017, and thereafter.

William L. Berron has hereunto set his hand on the date set forth in his acknowledgment.

William L. Berron
William L. Berron

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **William L. Berron, an unmarried person**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

17th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of January, 2017.



THOMAS L. ROBBINS
Notary Public, State of Ohio
My Commission Expires March 31, 2017
Recorded in Mercer County

Thomas L. Robbins
Notary Public, State of Ohio

This instrument prepared by:

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

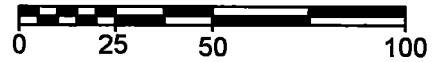
Legend:

- △ Cornerstone @ the S1/4 post of Section 25
- △ Cornerstone @ the E1/4 post of Section 25
- ▲ Survey Marker Nail @ the SE corner of Section 25
- 5/8" X 30" Iron pin w/cap set
- ⊙ Iron pin found
- Calculated corner

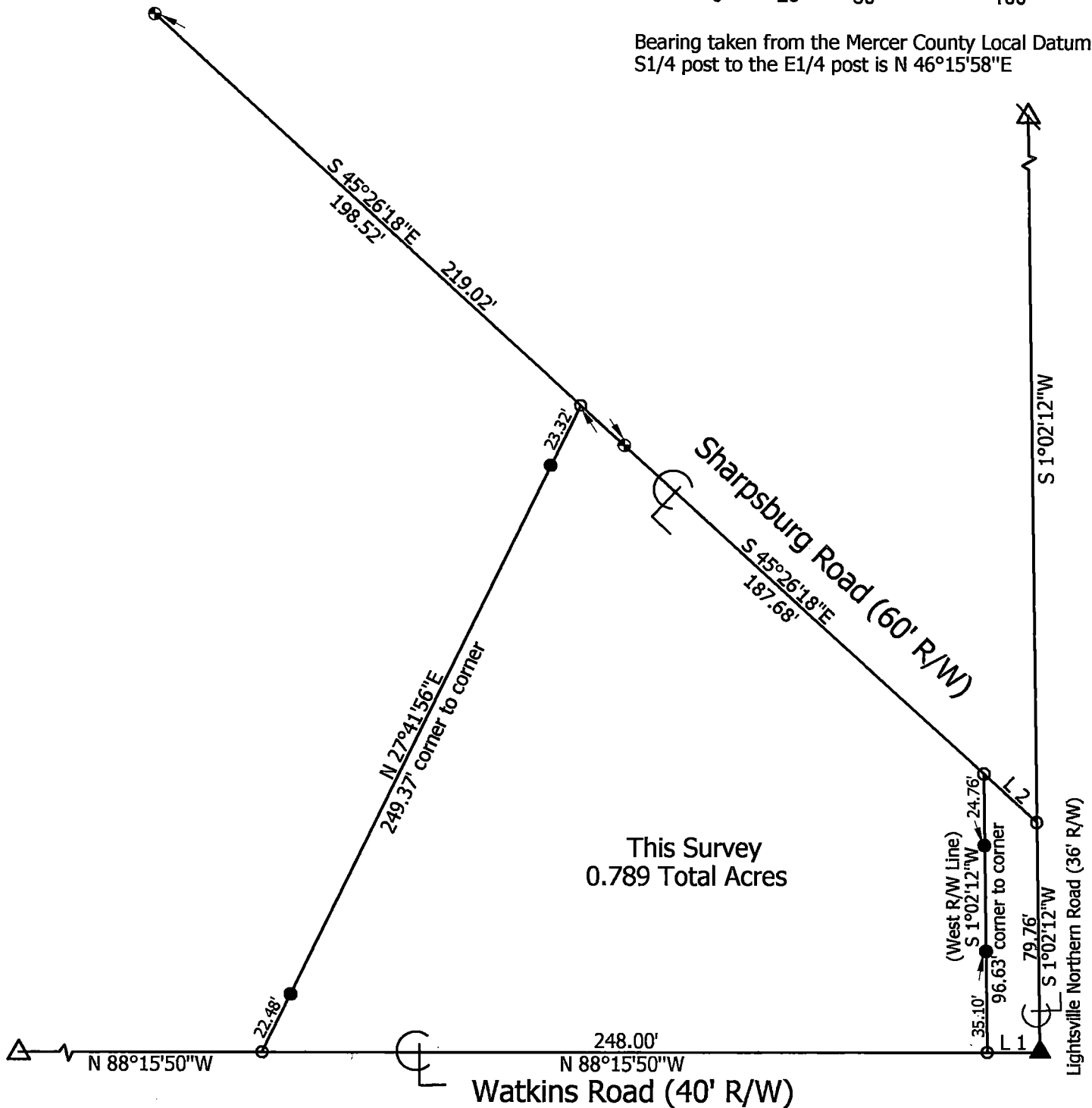
| Line | Bearing | Distance |
|------|--------------|----------|
| 1 | N 88°15'50"W | 18.00' |
| 2 | S 45°26'18"E | 24.82' |



Scale: 1" = 50'



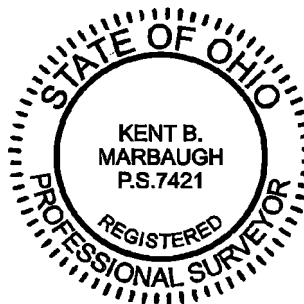
Bearing taken from the Mercer County Local Datum
S1/4 post to the E1/4 post is N 46°15'58"E



**Marbaugh
Land Surveying**

1901 Carolina Court
Celina, Ohio 45822
(419) 586-4293

Kent Marbaugh
Kent B. Marbaugh P.S.7421



Berron Survey

Lot 12 Zenz City (Plat Book 2, Page 63)

State of: Ohio County: Mercer
Township: Gibson Sec: 25 Town: 15N Range: 1E
City/Village: _____ Subdivision: _____ Lot: _____
Deed Ref: Inst.#201000003034 Date Surveyed: 1-5-17

| | | | |
|------------|-----------------|---------------------------|-----------------|
| Approvals: | | | |
| Agency: | Board of Health | Township Zoning Inspector | County Engineer |
| Date: | | | |

KENT B. MARBAUGH

REGISTERED LAND SURVEYOR

1901 Carolina Court
Celina, Ohio 45822
PHONE 419-586-4293

January 5, 2017

BERRON SURVEY DESCRIPTION

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, and in the southeast quarter of Section 25, Township 15 North, Range 1 East, and also part of Lot Number 12 of Zenz City, Being more particularly described as follows:

Commencing at a Survey Marker nail at the southeast corner of said Section 25;

thence N 88° 15' 50" W, 18.00 feet along the south line of the southeast quarter of said Section 25 and also being the centerline of Watkins Road to a point, being the Point of Beginning;

thence continuing N 88° 15' 50" W, 248.00 feet along the last described line to a point;

thence N 27° 41' 56" E, 249.37 feet and passing through iron pins with caps set at 22.48 feet and at 226.05 feet to a point;

thence S 45° 26' 18" E, 187.68 feet along the centerline of Sharpsburg Road to a point;

thence S 01° 02' 12" W, 96.63 feet along the west right of way line of Lightsville Northern Road and passing through iron pins with caps set at 24.76 feet and at 61.53 feet to the Point of Beginning, containing 0.789 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated January 5, 2017, on file in the County Tax Map Office.

Surveyed by

Kent Marbaugh

Kent B Marbaugh P.S. #7421

