

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 09 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 09 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$128.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 2/9/17
Deputy Aud. Date

SHERIFF'S DEED

Revised Code Sec. 2329.36

12-CIV-190/Helmut Jon Schreima aka Helmut J. Schreima
201220665

I, Jeff Grey, Sheriff of **Mercer** County, Ohio, pursuant to the Order of Sale entered on September 15, 2016, the Confirmation of Sale entered on December 19, 2016 and in consideration of the sum of \$36,667.00 dollars, the receipt whereof is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY** unto **JPMorgan Chase Bank, National Association**, all the rights, title and interest of the parties in Court of Common Pleas, Mercer County, Ohio, Case Number **12-CIV-190**, JPMorgan Chase Bank, National Association vs. **Helmut Jon Schreima aka Helmut J. Schreima, et al.**, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Mercer AND State of Ohio, known and described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Premises commonly known as: 612 West Bridge Street , Rockford, OH 45882

Tax Mailing Address: 3415 Vision Drive, Columbus, OH 43219

This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Helmut Jon Schreima and Virginia Schreima, et al.

Parcel Number: 08-057500.0000 Map No. : 02-17-202-009

Prior Instrument Reference: O.R. Book 145, Page 629

Executed this 17 day of January, 2017.

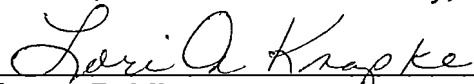


JEFF GREY, Sheriff of MERCER County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF MERCER)

The foregoing was acknowledged before me this 17 day of
January, 2017 by JEFF GREY, Sheriff of Mercer County, Ohio.

SEAL



Notary Public
State of Ohio
My Commission Expires
June 4, 2021

This instrument was prepared by:
LERNER, SAMPSON & ROTHFUSS
120 East Fourth Street, 8th Floor
Cincinnati, OH 45202-4007
1/12/17

Legal Description

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

Being a parcel of land out of Out-Lots Numbered Twenty-one (21), Twenty-three (23) and Twenty-four (24) to the Village of Rockford, Ohio, and also being part of fractional Section Seventeen (17), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a stone corner, with said corner heretofore referred to in previous deeds as the Northeast corner of Henry Vantilburg's land in Section Seventeen (17) and also known as the Southwest corner of Out-lot Fifteen (15) of the Village of Rockford, Ohio; thence North $01^{\circ}21'40''$ West on and along the Western line of Out-lot Fifteen (15) a distance of Four Hundred Thirty-four (434) feet to a point; thence West Nineteen (19) feet to a point, with said point being the Southeast corner of lands described in a Deed recorded in Volume 178, Page 134; thence North $57^{\circ}21'40''$ West on and along the South property line of the lands described in the aforementioned Deed recorded in Volume 178, Page 134, a distance of One Hundred Thirty-five and Twenty-one Hundredths (135.21) feet to a Four (4) inch square reinforced concrete monument which is the point of beginning for the tract herein conveyed; thence continuing North $57^{\circ}21'40''$ West a distance of One Hundred Forty-nine and Fifty-seven Hundredths (149.57) feet to a Four (4) inch fence corner; thence North $29^{\circ}33'20''$ East a distance of One

Hundred Thirty-five and Fifty-five Hundredths (135.55) feet to a railroad spike set on the centerline of the road formerly known as the Fort Wayne-St. Marys Road (now U.S. Route 33), said point being Three (3) feet South of the centerline of present U.S. Route 33; thence South $57^{\circ}58'40''$ East on and along a line parallel to and Three (3) feet South of the centerline of U.S. Route 33 a distance of One Hundred Fifty-four and Ninety-three Hundredths (154.93) feet to a railroad spike; thence South $31^{\circ}48'20''$ West a distance of One Hundred Thirty-seven (137) feet to the point of beginning, with said tract containing Forty-seven Hundredths (0.47) of an acre of land, more or less, and being a parcel as shown on the Plat of Survey recorded in Volume 4, Page 241 of the Survey of Records in the Mercer County Engineer's Office.

