

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 10 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

FEB 10 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 420<sup>00</sup>  
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 2-10-17  
Deputy Aud. Date

## WARRANTY DEED

### Know All Persons By These Presents

That, Jonny Van Sidenbender and Martha Shaffer Sidenbender, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

**Maharg Properties, Ltd., An Ohio limited liability company**

whose tax mailing address is 3940 Monroe Road, Celina, Ohio 45822, the following real property:

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the West half of the Southwest fractional quarter of Section 15, and the West half of the Northwest quarter of Section 22, Township 4 South, Range 2 East. Being more particularly described as follows:

Being Five Hundred Seventy-seven and 50/100 (577.50) feet off the West side of the West half of the Northwest quarter of Section 22 that lies North of U.S. Route 33.

Also, Five Hundred Seventy-seven and 50/100 (577.50) feet off the West side of the West half of the Southwest fractional quarter of Section 15.

~~All that part of the West half of the Southwest fractional quarter of Section 15 lying South of the St. Marys River.~~

Tax Parcel I.D. #07-030900.0000 / Tax Map #02-15-300-001

Tax Parcel I.D. #07-045100.0100 / Tax Map #02-22-100-002

Prior Instrument Reference: Deed Volume 277, Page 537, Mercer County Recorder's Records.

Grantors hereby assume and agree to pay the January and July 2017 installments of real estate taxes and special assessments. Grantee hereby assumes and agrees to pay the January 2018 and thereafter installments of real estate taxes and special assessments.

And for valuable consideration **Jonny Van Sidenbender and Martha Shaffer Sidenbender, 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:** December 13, 2016

Jonny Van Sidenbender  
**Jonny Van Sidenbender**

Martha Shaffer Sidenbender  
**Martha Shaffer Sidenbender**

**STATE OF OHIO - COUNTY OF MERCER – ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jonny Van Sidenbender and Martha Shaffer Sidenbender, 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 13th day of December, A.D. 2016.



**SHELLY J. BILLS**  
Notary Public • State of Ohio  
My Commission Expires:  
March 10, 2017  
Recorded in Mercer County

Shelly J. Bills  
**Notary Public for Ohio**  
**My Commission Expires:**