

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES


FEB 14 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

FEB 14 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>1925.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 2/14/17  
Deputy Aud. Date

## WARRANTY DEED

### Know All Persons By These Presents

**That, Claudia G. Noel, an unmarried woman,** for valuable consideration paid,  
grants with general warranty covenants, to

**Kyle A. Luginbill and Lea M. Luginbill**

whose tax mailing address is 3311 State Route 707, Rockford, Ohio 45882, the following  
real property:

Situated in the **TOWNSHIP of BLACKCREEK, COUNTY of MERCER,** and  
**STATE of OHIO,** and described as follows:

The North half (N 1/2) of the Southeast quarter (SE 1/4) of Section 36, Town Four (4)  
South, Range One (1) East, and containing 80 acres of land, more or less.

EXCEPTING THEREFROM a tract of land out of the N 1/2 SE 1/4 Section 36, Town 4  
South, Range 1 East, Blackcreek Township, Mercer County, Ohio, and more  
particularly described as follows:

Commencing at the Southeast corner of the North One-half (1/2), of the Southeast  
Quarter (1/4) of Section 36, Town 4 South, Range 1 East, Blackcreek Township, Mercer  
County, Ohio, said point laying on the centerline of the Township Line Road, thence  
North 1° West a distance of Two Hundred Eighty-seven and Twenty-two Hundredths  
feet (287.22') along the centerline of said Township Line Road to a railroad spike set in  
the centerline of said road as the point of beginning, thence South 89° West a distance  
of One Hundred Fifty-five and Fifty-Seven Hundredths feet (155.57') to a concrete  
monument, thence North 1° West a distance of Two Hundred Eighty feet (280.00') to a  
concrete monument, thence North 89° East a distance of One Hundred Fifty-five and  
Fifty-seven Hundredths feet (155.57') to a railroad spike set in the centerline of the

Township Line Road, thence South 1° East along the centerline of aforementioned Township Line Road a distance of Two Hundred Eighty feet (280.00') to the place of beginning. Said tract containing One (1) acre of land, more or less, and being a portion of lands the last transfer of which is recorded in the record of deeds, Mercer County, Recorder's Office, Book 210, Page 542.

Containing after said exception Seventy-nine (79) acres, more or less.

Tax Parcel I.D. #01-047300.0000 / Tax Map #01-36-400-001

Prior Instrument Reference: Instrument #201400005586, Mercer County Recorder's Records.

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: 1-13-17

Claudia G. Noel  
Claudia G. Noel

STATE OF NORTH CAROLINA - COUNTY OF Pitt - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Claudia G. Noel, an unmarried woman**, 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 official seal at Wells Fargo, Pitt County, North Carolina, this 13<sup>th</sup> day of January, A.D. 2017.



Kyeatta Ham  
Notary Public for North Carolina  
My Commission Expires: