

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 01 2017


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAR 01 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$344.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 3/1/17  
Deputy Aud. Date

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## GENERAL WARRANTY DEED

JO GIN FARMS, LLC, an Ohio limited liability company, ("Grantor"), for valuable consideration paid, grants with general warranty covenants to JORDAN KLINE ("Grantee"), the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Tax Mailing Address: 7375 Rhoades Mill Road, Ohio City, Ohio 45874

Prior Instrument Reference: 201400003106, Mercer County, Ohio Records.



**Exhibit A**  
**Legal Description**

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY:

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being three tracts of land located in the North end of the southwest quarter of fractional Section 3, Dublin Township and out of the east side of Section 1, Godfrey's Reserve, Town Four (4) South, Range Two (2) East in Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, registered surveyor, recorded in Record of Survey, Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

(North end of Southwest quarter fractional section 3). Beginning at point "A", a section stone in the centerline of the Godfrey Reserve Road and at the West quarter post of fractional Section 3, above Town and Range; thence North 88° 51' East a distance of nine hundred seventy-five and five hundredths (975.05) feet to point "B" a wooden corner post; thence South 0° 53' 30" East a distance of seventeen hundred thirty-three and eleven hundredths (1,733.11) feet to point "C" a wooden corner post; thence South 88° 56' West a distance of nine hundred seventy-one and seventy-five hundredths (971.75) feet to point "D" an iron pipe in the centerline of the Godfrey Reserve Road; thence North 1° 0' West along the centerline of the road to Stone "A", the place of beginning.

Containing thirty-eight and seventy-one hundredths (38.71) acres and is subject to the legal right of way of the Godfrey Reserve Road along the entire West side.

LESS AND EXCEPT THE FOLLOWING: Commencing at the Southwest corner of Fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by a one (1) inch pipe found over a stone on the centerline of the Godfrey Reserve Road, also being the West line of Section 3, Thence North 01 degree 00 minutes 00 seconds West, 915.20 feet on and along the Godfrey Reserve Road to an iron pin found as the PLACE OF BEGINNING: Thence Continuing North 01° 00' 00" West along the centerline of the Godfrey Reserve Road, also being the West line of Section 3, 465.29 feet to a masonry nail set, Thence North 89° 00' 38" East, 323.64 feet to a 5/8 inch iron pin and cap set, Thence South 01° 01' 27" East, 123.62 feet to a 5/8 inch iron pin and cap set, Thence North 88° 59' 13" East, 649.75 feet to an existing corner post, Thence South 00° 52' 53" East, 340.80 feet along the lands described in Volume 160, Page 156 of the Mercer County, Ohio, Record of Deeds, to a 5/8 inch iron pin and cap set, Thence South 88° 56' 37" West, 972.72 feet along the lands described in Volume 243, Page 192 and Page 198, of the Mercer County, Ohio, Record of Deeds, to the PLACE OF BEGINNING.

The afore-described tract of land contains Eight and Five Hundred Forty Thousandths (8.540) acres, more or less, subject to all easements, restrictions and limitations imposed thereon and all legal highways.

See plat of survey filed in the Mercer County, Ohio, Engineer's Office. Bearings for this survey description were turned from the centerline of the Godfrey Reserve Road established as North 01 Degree 00 Minutes 00 Seconds West, on previous surveys.

This survey and description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379. Containing in Parcel One after said exceptions a total of 30.17 acres.

**Shown on the auditor's card as 30.96 acres.**

Parcel No: 07-005200.0000  
Map No: 02-03-300-004