

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 858.90
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 3/1/2017
Deputy Aud. Date

GENERAL WARRANTY DEED

JO GIN FARMS, LLC, an Ohio limited liability company, ("Grantor"), for valuable consideration paid, grants with general warranty covenants to **KEITH KLINE** and **KAREN KLINE** ("Grantees"), for their joint lives, remainder to the survivor of them, 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:

(Center part of the East side Section 1, Godfrey's Reserve).

Beginning at a point "E", a section stone in the centerline of the Godfrey Reserve Road and at the Southwest corner of fractional Section 3, above town and range; thence North 1° 0' West along the centerline of the Godfrey Reserve Road a distance of two thousand thirty-three and sixty hundredths (2,033.60) feet to point "K"; an iron pipe set in the centerline of the road; thence South 88° 50' West a distance of twelve hundred twenty-four and fifty-four hundredths (1,224.54) feet to a point "J", an old wooden corner post; thence South 1° 07' East a distance of two thousand one hundred sixty-four and fifteen hundredths (2,164.15) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the road a distance of twelve hundred twenty and forty-three hundredths (1,220.43) feet to point "F" an iron pipe at the intersection of the centerline of the Old Town Run Road and the Godfrey Reserve Road; thence North 1° 08' West along the centerline of the Godfrey Reserve Road to stone "E" the place of beginning.

Containing sixty and eighty hundredths (60.80) acres of land, and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire South side.

ALSO (North end Southeast quarter (1/4) of the Southeast quarter (1/4) of Section 1, Godfrey's Reserve). Beginning at a point "F" an iron pipe set at the intersection of the centerlines of the Old Town Run Road to the West and Godfrey Reserve Road; thence South 1° 08' East along the Centerline of the Godfrey Reserve Road, a distance of seven hundred five and forty hundredths (705.40) feet to a point "G", an iron pipe set in the centerline of the road; thence South 88° 58' West a distance of twelve hundred twenty and sixty-two hundredths (1,220.62) feet to point "H" a concrete corner post; thence North 1° 7' West a distance of seven hundred seven and fifty hundredths (707.50) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the Old Town Run Road to point "F", the place of beginning.

Containing nineteen and eighty hundredths (19.80) acres of land and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire North Side.

LESS AND EXCEPT THE FOLLOWING: Being a parcel of land situated in Section One (1) of Godfrey's Reserve in Dublin Township, Township 4 South, Range 2 East, Mercer County, Ohio being more particularly described as follows: Commencing for reference at the corner stone at Southwest corner of fractional Section 3, Dublin Township; thence North 01° 00' West, along the East line of said Section 1, Godfrey's Reserve, the West line of the Southwest Quarter of Fractional

Section 3, Dublin Township, and the centerline of Godfrey's Reserve Road, a distance of One Thousand Four Hundred Fifty-seven and 51/100 (1457.51) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 01° 00' West, along the last described line, a distance of Five Hundred Seventy-six and 07/100 (576.07) feet to an iron pipe; thence, South 88° 50' West, a distance of Six Hundred Twenty and 24/100 (620.24) feet to a 5/8 inch iron bar; thence, South 01° 14' 42" East, a distance of Five Hundred Fifty-one and 91/100 (551.91) feet to a 5/8 inch iron bar; thence South 88° 55' 39" East, a distance of Six Hundred Eighteen and 28/100 (618.28) feet to the place of beginning.

Said exception containing 8.015 acres of land, more or less, subject to all easements and right of way of record.

Reference is made to a survey of this area by B.R. Gebhart, Registered Surveyor 3909, dated September 13, 1965 and a retracement of that survey by Gordon L. Geeslin, Registered Surveyor 5372, dated November 11, 1985, on file in the County Engineer's Office.

Containing in Parcel Two after said exceptions 72.585 acres.

Parcel No: 07-020500.0000

Map No: 02-03-300-003