

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 03 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 03 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 56<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 3-3-17  
Deputy Aud. Date

**QUIT CLAIM DEED\***  
(Statutory Form)

**KNOW ALL MEN BY THESE PRESENTS** that, **David Noel Linton**, married, and **Linda Linton**, his wife, the Grantors, of Mercer County, Ohio, for valuable consideration paid, grant to **Aaron S. Braun** and **Kristy M. Braun**, husband and wife, for their joint lives, remainder to the survivor of them, the Grantees, whose tax-mailing address is 2101 Eaglebrooke Parkway, Celina, OH 45822, the following **REAL PROPERTY**:

**See Exhibit A attached hereto.**

Parcel #06-058700.1600  
Map #06-27-300-006

Parcel #06-058700.1603  
Map #06-27-300-009

Prior Instrument Reference: Instrument No. 200600006461, Mercer County, Ohio.

*Minor Subdivision Recorded: Instrument No: 200600005959*

Real Estate Taxes shall be prorated to the date of the closing.

Grantors hereby release all of their rights of dower therein in the share of the other.

Executed this 9th day of January, 2017.

David Noel Linton  
David Noel Linton

Linda Linton  
Linda Linton

STATE OF OHIO, AUGLAIZE COUNTY, §:

Before me, a Notary Public in and for said County and State, personally appeared the above named, **David Noel Linton**, married, and **Linda Linton**, his wife, Grantors, 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 St. Marys, Ohio, this 9th day of January, A.D., 2017.



REBECCA S. CHRISTOPHER  
Notary Public - State of Ohio  
My Commission Expires March 6, 2021  
Recorded in Auglaize County

Rebecca S. Christopher  
Notary Public

\*See Section 5302.11 Ohio Revised Code

This instrument prepared by:

Noble, Montague & Moul, L.L.C.

Attorneys at Law,

146 East Spring Street

St. Marys, Ohio 45885

F:\Probate\Eyink-DianaJ\Deed-LintonTo Braun  
(KEN/bc)

EXHIBIT A

Situated in the Township of Center, County of Mercer, and State of Ohio, to-wit:

**PARCEL 1:**

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the south half of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the south quarter post of said Section 27, being the Point of Beginning;

thence N 88° 52' 15" W, 143.90 feet along the south line of the southwest quarter of said Section 27 and also being the centerline of Oldtown Road to a Mag nail set;

thence N 01° 07' 45" E, 279.69 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence S 88° 52' 09" E, 214.74 feet to an iron pin with cap set;

thence S 01° 07' 45" W, 279.65 feet and passing through an iron pin with cap set at 259.65 feet to a Mag nail set;

thence N 88° 53' 52" W, 70.84 feet along the south line of the southeast quarter of said Section 27 and also being the centerline of Oldtown Road to the Point of Beginning, containing 1.379 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 29, 2006, on file in the County Engineer's Office.

**PARCEL 2:**

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the southwest quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the south quarter post of said Section 27;

thence S 88° 53' 52" E, 70.84 feet along the south line of the southeast quarter of said Section 27 and also being the centerline of Oldtown Road to a Mag nail set as the Point of Beginning;

thence N 01° 07' 45" E, 279.65 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence S 88° 52' 09" E, 214.74 feet to an iron pin with cap set;

thence S 00° 20' 46" E, 279.63 feet and passing through an iron pin with cap set at 259.62 feet to a Mag nail set;

thence N 88° 53' 52" W, 221.94 feet along the south line of the southeast quarter of said Section 27 and also being the centerline of Oldtown Road to the Point of Beginning, containing 1.401 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 29, 2006, on file in the County Engineer's Office.