

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 13 2017

MERCER COUNTY
TAX MAP DEPARTMENT

APR 13 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 274¹⁰
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
Deputy Aud. Date

4-13-17

Limited Warranty Deed
[Ohio Rev. Code §5302.07]

JPMorgan Chase Bank, National Association, with an address of 3415
Vision Dr, Columbus, OH 43219 for valuable consideration paid, grants, with
limited warranty covenants, to J. Henry Wacker Farm, LLC, whose tax mailing
address is 511 N Eastern Ave, Saint Henry, OH 45883, the real property
described on Exhibit A.

Parcel Number(s) 05-059500.0000 and 05-059400.0000

Prior instrument reference 201700001131

The Real Property is being conveyed subject to those matters set forth on Exhibit B.

Executed this 27 day of March, 2017.

JPMorgan Chase Bank, National Association

By:

Benito E Caldwell
Name: Benito E Caldwell

3/27/2017

Title: Vice-President

XXXXXX-3667 BC

DB1/ 67127263.3
Ohio

State of OHIO)
County of FRANKLIN)

Before me, a Notary Public in and for said County and State, personally appeared Benito E Caldwell as Vice-President of JPMorgan Chase Bank, National Association, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Columbus, OH, this 27 day of March, 2017.



Notary Public

Jeffrey Zahorujko

This instrument prepared by: John Innes

Return Recorded Documents To:

A.S.K. Services, Inc.
42180 Ford Rd., Suite 101
Canton, MI 48187



xxxxxx-3667 BC

DB1/ 67127263.3
Ohio

Exhibit A

Legal Description

SITUATED IN THE VILLAGE OF COLDWATER, COUNTY OF MERCER, AND STATE OF OHIO:

BEING LOTS NUMBERED TWO HUNDRED SIXTEEN (216) AND TWO HUNDRED SEVENTEEN (217) IN THE VILLAGE OF COLDWATER, OHIO, AS THE SAME ARE SHOWN ON THE RECORDED PLAT OF SAID VILLAGE ON RECORD IN THE RECORDER'S OFFICE, MERCER COUNTY, OHIO, SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND THE ZONING REGULATIONS OF THE VILLAGE OF COLDWATER, OHIO.

PROPERTY ADDRESS: 602 EAST MAIN STREET, COLDWATER, OH 45828

PPN#: 05-059500.0000 AND 05-059400.0000

MAP# ~~08~~ 27-381-023 AND # 08-27-381-022

Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real property.

XXXXXX-3667 BC

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Ohio