

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 28 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 28 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 542.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
4/28/17
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Jeffrey S. Caffee and Jacqueline K. Caffee, husband and wife**, for valuation consideration, paid, grants, with general warranty covenants, to

Robert J. Huser

whose **TAX MAILING ADDRESS** will be 10780 State Route 49, Willshire, Ohio 45898, the following real property:

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the Northwest Quarter (¼) of Section Twenty-nine (29), Township Four (4) South, Range One (1) East, being more particularly described as follows:

Commencing at a cornerstone at the West quarter post of said Section Twenty-nine (29) as the Point of Beginning; thence North 01° 31' 05" East, Four Hundred Three and Three Hundredths (403.03) feet along the West line of the Northwest Quarter (¼) of said Section Twenty-nine (29) and also being the centerline of State Route 49 to a MAG nail set; thence South 88° 33' 47" East, One Hundred Eighty-three and Sixteen Hundredths (183.16) feet and passing through an iron pin with cap set at Thirty (30.00) feet, to an iron pin with cap set; thence South 01° 31' 05" West, Four Hundred Three and Three Hundredths (403.03) feet to an iron pin with cap set; thence North 88° 33' 47" West, One Hundred Eighty-three and Sixteen Hundredths (183.16) feet along the South line of the Northwest Quarter (¼) of said Section Twenty-nine (29) to the Point of Beginning, containing One and Six Hundred Ninety-five Thousandths (1.695) 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 No. 7421, dated September 6, 2000, on file in the County Engineer's and Recorder's Offices.

Minor Subdivision Map filed in Official Record Volume 176, Page 966, Mercer County Recorder's Records.

Tax Parcel I.D. #01-037900.0100 / Tax Map #01-29-100-005

Prior Instrument Reference: Official Record Volume 176, Page 964, Mercer County Recorder's Records.

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

And for valuable consideration **Jeffrey S. Caffee and Jacqueline K. Caffee, husband and wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectance of dower in the above described premises.

Dated: 4/28/2017

Jeffrey S. Caffee
Jeffrey S. Caffee

Jacqueline K. Caffee
Jacqueline K. Caffee

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jeffrey S. Caffee and Jacqueline K. Caffee**, 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 Celina, Mercer County, Ohio, this 28th day of April, A.D. 2017.



Trever Bransteter
Notary Public - State of Ohio
My Commission Expires:
April 16, 2019
Recorded in Mercer County

T. Bransteter
Notary Public for Ohio
My Commission Expires: