

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 01 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 01 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 920.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

KS 5/1/2017

Know All Men by These Presents:

(General Warranty Deed)

THAT Strobe Enterprises, LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

LER Enterprise, LLC, an Ohio Limited Liability Company
its successors and assigns forever
whose tax mailing address 6903 State Route 219, Celina, Ohio 45822

the following described real estate:

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

Lots Numbered One (1), Two (2), Nineteen (19) and Twenty (20) of ^{Cummins} ~~Cummings~~ Subdivision, as the same appear upon the recorded plat thereof, of record in Plat Book 6, Page 10, of the Mercer County, Ohio Records of Plats, including all interest of the Grantors in that portion of West Road immediately to the south of Lots Nineteen (19) and Twenty (20).

Subject to all conditions, restrictions, easements and rights-of-way of record.

Subject to all rights, and obligations under a certain water well agreement dated January 11, 1996, and filed for record in Volume 43, Page 15, of the Mercer County Recorder's Records of Leases.

Deed Reference: Instrument #201200002453 and Instrument #200600003019, Mercer County Recorder's Office.

Tax ID #09-048500.0000 (Lot 1)	Tax Map #09-20-333-039 (Lot 1)
#09-048600.0000 (Lot 2)	#09-20-333-038 (Lot 2)
#09-050400.0000 (Lot 19)	#09-20-333-048 (Lot 19)
#09-050500.0000 (Lot 20)	#09-20-333-049 (Lot 20)

Grantee shall pay the real estate taxes and assessments due and payable in July 2017 and thereafter.

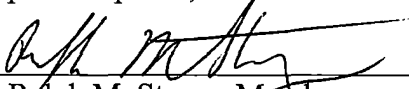
This Deed is given to fulfill the terms of the Land Installment Contract recorded in Instrument #201200002453, Mercer County Recorder's Office. The Grantee has fully paid the purchase price and satisfied all the terms of said Contract.

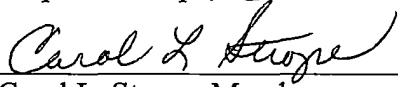
And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **LER Enterprise, LLC**, its successors assigns forever. And the said **Strobe Enterprises, LLC** does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free*

and Unencumbered, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Strope Enterprises, LLC, an Ohio Limited Liability Company**, by and through all its Members, **Ralph M. Strope and Carol L. Strope**, hereunto set their hands on this 26th day of April, 2017.

Strope Enterprises, LLC

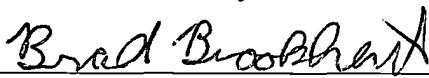

By: Ralph M. Strope, Member

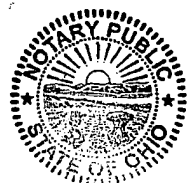

By: Carol L. Strope, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 26th day of April, 2017, before me, the subscriber, a notary public in and for said state, personally came **Strope Enterprises, LLC, an Ohio Limited Liability Company**, by and through all its Members, **Ralph M. Strope and Carol L. Strope**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018