

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
  
JUN 05 2017  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 05 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 559.70  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
  
48 6/5/2017  
Deputy Aud. Date

GENERAL WARRANTY DEED  
Rev. Code § 5302.05

B.R. & E.R. Properties, LLC, an Ohio limited liability company, for valuable  
consideration paid, grants with general warranty covenants to Robert B. Komarek, Jr., whose tax  
mailing address is: 6961 HERON DR. CELINA OH 45822 the  
following described real property:

See Exhibit A attached hereto and made a part hereof by reference.

Subject to: Legal highways, governmental ordinances, zoning ordinances; easements, reservations,  
agreements, conditions and restrictions of record and taxes and assessments due and  
payable after delivery of this deed.

Prior instrument reference: Mercer County Official Deed Record 201600004201.

Executed this 6 day of June, 2017.

B.R. & E.R. Properties, LLC,  
an Ohio limited liability company

By: Eva F. Rowland  
Eva F. Rowland, Trustee, Sole Member

STATE OF OHIO )  
 ) ss:  
COUNTY OF MERCER )

The foregoing instrument was acknowledged before me this 5 day of June, 2017, by Eva F.  
Rowland, Trustee, the sole member of B.R. & E.R. Properties, LLC, an Ohio limited liability  
company.

(SEAL)

Karen Tester  
Notary Public

My Commission Expires: \_\_\_\_\_

This instrument was prepared by  
and after recording return to:  
Mark H. Boss, Attorney at Law  
Eastman & Smith Ltd.  
P.O. Box 10032  
Toledo, OH 43699-0032



KAREN TESTER  
Notary Public - State of Ohio  
My Commission Expires  
01-30-2021  
Recorded in Mercer County

**EXHIBIT A**

**PARCEL 1:**

Situated in the Township of Franklin, County of Mercer, State of Ohio, and bounded and described as follows:

Being all of Lot Numbered Twenty-Three (23) and the entire East half of Lot Numbered Twenty-four (24) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions, and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Tax Number: 09-033000.2300      *Map# 09-20-282-013*  
Property Address: 6961 Heron Drive

**PARCEL 2:**

Being Lot Number Twenty-five (25) and the West half of Lot Number Twenty-four (24) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet I, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Tax Number(s): 09-033000.2500; 09-033000.2400  
Property Addresses: 6945 Heron Drive; 6953 Heron Drive

*Map Number: 09-20-282-011 & 09-20-282-012*