

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 15 2017


MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 15 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 519.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 6/15/17  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT KEITH KLINE and KAREN KLINE, husband and wife, both adults, the GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by LOWELL E. DAVIS and MARY R. DAVIS, Co-Trustees of the Mary R. Davis Trust, the GRANTEES, whose tax mailing address is 145 Finsbury Lane, Troy, Ohio 45373, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, their successors and assigns forever, the following described real estate, situate in the Township of Dublin in the County of Mercer and State of Ohio, to-wit:

North end Southeast quarter (1/4) of the Southeast quarter (1/4) of Section 1, Godfrey's Reserve.

Beginning at a point "F" an iron pipe set at the intersection of the centerlines of the Old Town Run Road to the West and Godfrey Reserve Road; thence South 1° 08' East along the Centerline of the Godfrey Reserve Road, a distance of seven hundred five and forty hundredths (705.40) feet to a point "G", an iron pipe set in the centerline of the road; thence South 88° 58' West a distance of twelve hundred twenty and sixty-two hundredths (1,220.62) feet to point "H" a concrete corner post; thence North 1° 7' West a distance of seven hundred seven and fifty hundredths (707.50) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the Old Town Run Road to point "F", the place of beginning.

Containing nineteen and eighty hundredths (19.80) acres of land and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire North Side.

Parent:  
Parcel No. 07-020500.0000  
Map No. 02-03-300-003

Split:  
Parcel No. 07-020500.0200  
Map No. 02-03-300-007

Prior Transfer: Instrument #201700000982

and all the estate, right, title, and interest of the said GRANTORS in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, their successors and assigns forever.

And the said GRANTORS, KEITH KLINE and KAREN KLINE, do hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS our hands this 15th day of June, 2017.

Keith Kline  
KEITH KLINE

Karen Kline  
KAREN KLINE

STATE OF OHIO:  
COUNTY OF VAN WERT: SS:

On this 15th day of June, A.D., 2017, before me a Notary Public in and for said County, personally came KEITH KLINE and KAREN KLINE, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.

Kendra S. Heffelfinger  
Notary Public



**KENDRA S. HEFFELFINGER**  
Notary Public, State of Ohio  
My Commission Expires June 13, 2021  
Recorded in Van Wert County

This instrument prepared by:  
Attorney Charles F. Koch  
KOCH LAW OFFICES  
106 West Main Street  
Van Wert, Ohio, 45891