

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 29 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 29 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 147⁰⁰
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 6-29-17
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, **3JW LLC, an Ohio Limited Liability Company**, for valuable consideration paid, grants with general warranty covenants to

B & T Ventures LLC, an Ohio limited liability company

whose tax mailing address is 103 South Main Street, Rockford, Ohio 45882, the following Real Property:

Situated in the **VILLAGE** of **ROCKFORD**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a part of In Lot Number Twenty-seven (27) in the Original Plat of Shanesville, now called Rockford, Ohio, and being more particularly described as follows:

Beginning for the same at the Southeast corner of In-Lot Number Twenty-seven (27) aforesaid; thence West to the East line of an alley One Hundred Forty-eight and One-half (148½) feet; thence North Nineteen (19) feet, Three (3) inches to a point on the East line of said alley; thence East One Hundred Forty-eight and One-half (148½) feet to a point on the East line of said Inlot; thence South Nineteen (19) feet, Three (3) inches to the place of beginning. Said tract consists of Nineteen and One-fourth (19¼) feet frontage on Main Street of the Village of Rockford, Ohio, by One Hundred Forty-eight and One-half (148½) feet depth to the alley.

Tax Parcel I.D. #08-004600.0000 / Tax Map #02-16-301-015

Prior Instrument Reference: Instrument #201500005985, Mercer County Recorder's Records.

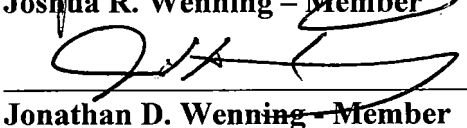
Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Executed this 28th day of June, 2017.

3JW LLC


Jeremy L. Wenning – Member

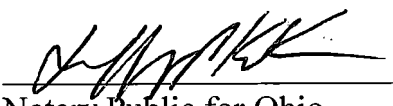

Joshua R. Wenning – Member


Jonathan D. Wenning – Member

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, a notary public in and for said County and State, personally appeared the above named **Jeremy L. Wenning, Joshua R. Wenning and Jonathan D. Wenning, being all of the Members of 3JW LLC, an Ohio limited liability company**, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of them personally and as such member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 28th day of June, A.D. 2017.


Notary Public for Ohio

My Commission:

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822