

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 24 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 24 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 1960.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 7/24/17
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS R. LINK and SHARON M. LINK, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **DAVID M. OSTERHOLT and MEGAN C. OSTERHOLT**, Grantees, whose tax mailing address is 2537 Stachler Rd., Ft. Recovery, Ohio, 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Township of Gibson, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, and in the Southeast quarter of the Northeast quarter of Section 24, Township 15 North, Range 1 East, and the Northwest quarter of Section 19, Township 15 North, Range 2 East. Being more particularly described as follows:

Beginning at the cornerstone at the West Quarter Post of said Section 19. Thence, South 88° 12' 08" East, along the South line of the Northwest quarter of said Section 19 and the centerline of Stachler Road, a distance of 273.89 feet to a Mag nail. Thence, North 02° 16' 05" East, a distance of 551.30 feet to a 5/8 inch iron bar. Thence, North 85° 31' 51" East, a distance of 196.62 feet to a 5/8 inch iron bar. Thence, North 01° 53' 06" East, a distance of 784.16 feet to a 5/8 inch iron bar. Thence, North 88° 11' 21" West, along the East-West half section line of said Section 19, a distance of 472.99 feet to a 5/8 inch iron bar. Thence, North 88° 37' 39" West, along the north line of the Southeast quarter of the Northeast quarter of said Section 24, a distance of 323.86 feet to a 5/8 inch iron bar. Thence, South 01° 53' 08" West, a distance of 1355.85 feet to a cornerstone. Thence, South 88° 25' 18" East, along the south line of the Northeast quarter of said Section 24, a distance of 323.86 feet to the place of beginning.

Containing 22.274 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional

Surveyor 7764, dated October 8, 2013. On file in the County Engineer's Office

LAST TRANSFER: Instrument no. 201300006422, Mercer County, Ohio Official Records.

Tax #16-046400.0000; Map #14-19-100-001

Grantees shall pay all real estate taxes and assessments due and payable in January, 2018 and thereafter.

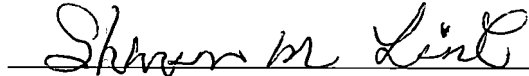
and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **THOMAS R. LINK and SHARON M. LINK** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **THOMAS R. LINK and SHARON M. LINK**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 17th day of July, 2017.

Signed and acknowledged by

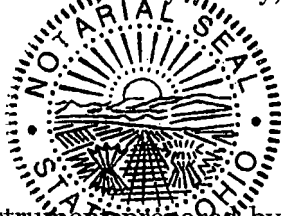

THOMAS R. LINK


SHARON M. LINK


STATE OF OHIO
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 17th day of July, 2017, before me, the subscriber, a notary public in and for said state, personally came **THOMAS R. LINK and SHARON M. LINK** the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 17th day of July, 2017.



EMILY GAST-SCHLATER
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.


Notary Public

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlatter@howellcolaw.com, REG. NO 0086784.