

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 28 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 28 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

Seant 7/28/17  
Deputy Aud. Date

## OHIO WARRANTY DEED STATUTORY FORM

JONELL K. ROBERTS, TRUSTEE OF THE ROBERTS FAMILY TRUST DATED  
THE 13<sup>th</sup> DAY OF MAY 2015 fka JONELL K. ROBERTS TRUST AGREEMENT DATED  
APRIL 17, 1999 and PHILIP A. ROBERTS, TRUSTEE OF THE ROBERTS FAMILY  
TRUST DATED THE 13<sup>th</sup> DAY OF MAY 2015 fka JONELL K. ROBERTS TRUST  
AGREEMENT DATED APRIL 17, 1999, Grantors, of Montgomery County, State of  
Ohio, for valuable consideration paid, grants with general warranty covenants to,  
JONELL K. ROBERTS, Grantee, whose tax mailing address is 7209 Union Rd., Clayton,  
OH 45315, the real property described in the hereto ttached Exhibit "A".

This conveyance is made subject to all legal highways and easements, all  
restrictions, conditions and covenants to record, all zoning restrictions, and  
all taxes and assessments not yet payable.

Prior Instrument Reference: 2010 0000 3142

WITNESS our hands this 12<sup>th</sup> day of July, 2017.

GRANTORS:

Jonell K. Roberts, Trustee  
JONELL K. ROBERTS, TRUSTEE  
OF THE ROBERTS FAMILY TRUST DATED  
THE 13<sup>TH</sup> DAY OF MAY, 2015

Philip A. Roberts, Trustee  
PHILIP A. ROBERTS, TRUSTEE  
OF THE ROBERTS FAMILY TRUST DATED  
THE 13<sup>TH</sup> DAY OF MAY, 2015

**MARK J. BORLAND, Attorney at Law,  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.**

MERCER COUNTY

EXHIBIT "A"

TRACT 1:

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

Being the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Town Four (4) South, Range Two (2) East, containing Forty (40) acres of land, more or less, subject to all legal highways and easements of record.

Eng. Map#: 004-0100-00-005.00-07

Parcel# 07-000800-0000  
Map# 02-01-100-002

TRACT 2:

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

Being part of Blackloon Reservation in Town Four (4) South, Range Two (2) East, and more particularly described as follows:

Commencing at a point as determined by the intersection of the centerlines of River Trail Road and Blackloon Road with the centerline of Blackloon Road being considered as true North; thence North 88° 53' 22" West along the centerline of River Trail Road for a distance of Twelve Hundred Ninety-nine and Eighty-three Hundredths (1299.83) feet to a point, which is the PLACE OF BEGINNING for the tract conveyed herein; thence South 0° 12' 02" West a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South 90° 00' West a distance of Three Hundred Eleven and Sixty-six Hundredths (311.66) feet to a point; thence South 54° 36' 31" West a distance of Nine Hundred Fifty-seven and Fifty-one Hundredths (957.51) feet to a point; thence South 00° 00' for a distance of One Hundred Eighteen (118) feet to a point in the centerline of the St. Marys River; thence Northwesterly along the meanderings of the centerline of the St. Marys River to a point on the West line of Blackloon Reservation; thence North 00° 00' 38" East on the West line of Blackloon Reserve a distance of Two Thousand Five Hundred Twenty-three and Forty-five Hundredths (2523.45) feet to a point; thence North 89° 51' 13" East a distance of Two Thousand Eight Hundred Seventy and Forty-two Hundredths (2870.42) feet to a point which point is One Thousand Two Hundred Eighty-nine and Ninety-eight Hundredths (1289.98) feet West of a monument stone on the centerline of Blackloon Road, with said monument stone being Twenty-three Hundred Twenty-nine (2329) feet South of a monument stone at the point of intersection of the centerline of Blackloon Road and the North line of the Northwest Quarter (1/4) of Section Five (5); thence South 00° 00' 38" West Two Thousand Seven Hundred Forty-eight and Sixty-two hundredths (2748.62) feet to the place of beginning, LESS AND EXCEPT THEREFROM the following described tract:

Commencing at a railroad spike located at the point of intersection of the River Trail Road and Blackloon Road centerlines; thence North 88° 53' 22" West on and along the centerline of River Trail Road a distance of One Thousand Nine Hundred Twelve and Forty Hundredths (1912.40) feet to a railroad spike which is the point of beginning for this exception; thence North 01° 06' 38" East a distance of Seven Hundred One and Thirteen Hundredths (701.13) feet to a point on the centerline of a creek; thence on and along the meanderings of the creek South 22° 45' 38" West Three hundred Eighty-six (386) feet; thence South 52° 02' 14" West Two Hundred Twenty-seven and Eleven Hundredths (227.11) feet; thence South 38° 43' 08" West One Hundred Seventy-seven (177) feet; thence South 01° 24' 08" West Fifty-nine (59) feet to a railroad spike

set on the centerline of River Trail Road; thence South  $88^{\circ} 53' 22''$  East on and along the centerline of River Trail Road a distance of Four Hundred Twenty-six and Ninety-five Hundredths (426.95) feet to the place of beginning, with this exception containing Three and Twelve Hundredths (3.12) acres of land, more or less.

Containing herein after said exception, Two Hundred Twenty-nine and Ninety-six Hundredths (229.96) acres of land, more or less, subject to all legal highways and easements of record.

ALSO:

A part of Blackloon Reservation in Dublin Township, Town Four (4) South, Range Two (2) East, more particularly described as follows:

Commencing at a point determined by the intersection of the centerlines of River Trail Road and Blackloon Road, with the centerline of Blackloon Road being considered a true North; thence North  $88^{\circ} 53' 22''$  West along the centerline of River Trail Road for a distance of Five Hundred Seventy-five and Eighty-three Hundredths (575.83) feet for the point of beginning for this tract; thence continuing along the centerline of River Trail Road to a point in the Easterly line of lands now owned by J. Richard and Margaret Lloyd, for a distance of Seven Hundred Twenty-four (724) feet; thence South  $00^{\circ} 12' 02''$  West along the Easterly line of lands now owned by J. Richard and Margaret Lloyd, a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South  $72^{\circ} 25' 12''$  East a distance of Seven Hundred Fifty-eight and Fifty-one Hundredths (758.51) feet to a point; thence North  $00^{\circ} 12' 02''$  East for a distance of Eight Hundred Eighty-four and Sixty-eight Hundredths (884.68) feet to the place of beginning, containing Twelve and Ninety-two Hundredths (12.92) acres of land, more or less, subject to all legal highways.

Eng. Map#: BLR-0100-00-005.00-07

Parcel # 07-008300.0000

Map # 02-06-400-001