

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 27 2017

MERCER COUNTY
TAX MAP DEPARTMENT

~~TRANSFERRED~~

SEP 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **315.00**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP
Deputy Aud. Date

8-27-17
10-5 KP

63484810-4202948

Space above reserved for use by Recorder's Office

② Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, THAT, Randy D. Garman, Jr., married to Jodie B. Garman, GRANTOR(S), who claims title by or through Instrument Recorded as 201600004898 in the Official records of Mercer County Ohio Recorder's Office, for valuable consideration in hand paid ninety thousand and 00/100 (\$90,000.00), grants, with general warranty covenants to Eric Kuhn and Heather Kuhn, husband and wife, for their joint lives, remainder to the survivor of them, the GRANTEE(S), whose tax mailing address will be 180 W. Main Street, Montezuma, OH 45866 the following Real Property:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Parcel No(s): 14-002100.0000; 09-130100.0000

Commonly Known As: 180 W. Main Street, Montezuma, OH 45866

Map No: *09-30-277-005 and 09-30-426-001*

SUBJECT to all easements, covenants, conditions, restrictions, rights-of-way, and reservations of record and all zoning and legal highways, if any; Real Estate taxes and assessments both general and special, which are a lien not yet due and payable and which have been prorated through the date of closing.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 05 2017

MERCER COUNTY
TAX MAP DEPARTMENT

~~TRANSFERRED~~

OCT 05 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

EXECUTED this X 15th day of X September, 20 17.

X [Signature]
Randy D. Garman, Jr.

X [Signature]
Jodie B. Garman

STATE OF Ohio COUNTY OF Mercer ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy D. Garman, Jr. and Jodie B. Garman, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

X [Signature] Notary Public
My commission expires X 07-31-22

This instrument was prepared by:
Jessica Owens
Anselmo Lindberg Oliver
LLC 1771 W. Diehl Ste 120
Naperville, IL 60563
630-453-6800

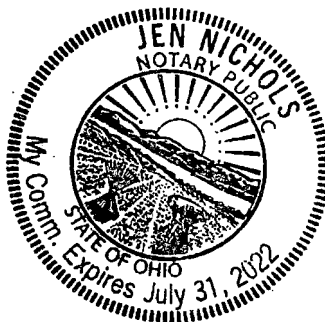


EXHIBIT A

LAND SITUATED IN THE VILLAGE OF MONTEZUMA IN THE COUNTY OF MERCER IN THE STATE OF OH

LAND SITUATED IN THE TOWNSHIP OF FRANKLIN IN THE COUNTY OF MERCER IN THE STATE OF OH

BEING PART OF OUT-LOT 13 (UNRECORDED) OF THE VILLAGE OF MONTEZUMA, OHIO, AND PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE REFERENCE AT THE EAST QUARTER POST OF SECTION 30, TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP; THENCE SOUTH 89° 54' 38" WEST ALONG THE HALF SECTION LINE, ALSO BEING THE CORPORATION LINE OF THE VILLAGE OF MONTEZUMA, OHIO, 1059.45 FEET TO A POINT ON THE WEST LINE OF THE PARCEL BEING DESCRIBED; THENCE SOUTH 00° 12' 35" EAST 16.50 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED VOLUME 305, PAGE 912, AND BEING THE POINT OF BEGINNING FOR THIS SURVEY; THENCE NORTH 89° 54' 38" EAST, 142.11 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED VOLUME 272, PAGE 336; THENCE NORTH 06° 55' 05" WEST, 156.73 FEET TO AN IRON PIN FOUND; THENCE SOUTH 72° 09' 15" WEST ALONG THE SOUTH LINE OF STATE ROUTE 219, 129.91 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DEED VOLUME 305, PAGE 912; THENCE SOUTH 00° 12' 35" EAST, 116.00 FEET TO THE PLACE OF BEGINNING.

THE AFORE DESCRIBED PARCEL CONTAINS 0.419 OF AN ACRE, MORE OR LESS, OF WHICH 0.053 OF AN ACRE LAYS OUTSIDE THE CORPORATION OF MONTEZUMA, OHIO IN THE SOUTHEAST QUARTER OF SECTION 30, THE PARCEL BEING CONVEYED IS SHOWN ON A PLAT OF SURVEY FILED WITH THE MERCER COUNTY ENGINEER, AND IS KNOWN AS PART OF OUT-LOT 13 AND PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND LAST DESCRIBED IN DEED VOLUME 209, PAGE 656, AND VOLUME 286, PAGE 820.

ALL BEARINGS FOR THIS DESCRIPTION WERE TURNED FROM THE SOUTH LINE OF STATE ROUTE 219, AS ESTABLISHED ON A PREVIOUS SURVEY BY GORDON L. GEESLIN.

THIS SURVEY DESCRIPTION WAS PREPARED BY ROY F. THOMPSON, JR., REGISTERED SURVEYOR 5379.

Permanent Parcel No(s): 14-002100.0000; 09-130100.0000
Commonly Known As: 180 W. Main Street, Montezuma, OH 45866