

**DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES**

OCT 06 2017

**MERCER COUNTY
TAX MAP DEPARTMENT**

This Instrument Prepared By:

Curphey & Badger PA
c/o William E. Curphey, P.C.
25400 US Hwy 19 North, Suite 236
Clearwater, Florida 33763

TRANSFERRED

Mail tax statements to:

Benjamin K. Gudorf and Lauren Gudorf
9676 Celina Mendon Road,
Celina, OH 45822

OCT 06 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **822⁵⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Property Tax ID: 06-008200.0000
Order # 20170700007

KP 10-6-17
Deputy Aud. Date

WARRANTY DEED

On this 14th day of July, 2017, by and between BENJAMIN C. YOUNG and AMBER E. YOUNG, husband and wife, (Grantors) for valuable consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) DOLLARS, paid, grant(s) with Warranty covenants that Grantors are lawfully seized in fee simple of the granted property, that the property is free from all encumbrances, and they have good right to sell and convey it to BENJAMIN K. GUDORF AND LAUREN M. GUDORF, whose mailing address is 9676 CELINA MENDON ROAD, CELINA, OH 45822 Grantees, the following real property:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"


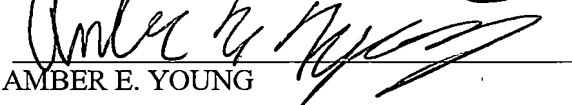
Parcel ID: 06-008200.0000

Commonly known as: 9676 Celina Mendon Road, Celina, OH 45822

Prior instrument reference recorded 10/14/2015 in Instrument 201500004920, of official records of Mercer County, OH.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.


BENJAMIN C. YOUNG

AMBER E. YOUNG


STATE OF OHIO }

COUNTY OF Mercer }

The foregoing instrument was hereby acknowledged before me this 14th day of July, 2017, by BENJAMIN C. YOUNG and AMBER E. YOUNG, who are personally known to me or who have produced drivers license, as identification, and who signed this instrument willingly.



EMILY M. CASEBOLT
Notary Public, State of Ohio
My Comm. Expires March 22, 2019


Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE FOLLOWING REAL PROPERTY SITUATED IN THE TOWNSHIP OF CENTER, COUNTY OF MERCER, AND STATE OF OHIO, TO-WIT:

BEING A CERTAIN TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWN 5 SOUTH, RANGE 3 EAST, CENTER TOWNSHIP, MERCER COUNTY, OHIO, AS SHOWN ON THE PLAT OF A SURVEY MADE BY B.R. GEBHART, REGISTERED SURVEYOR #3909, RECORDED IN SURVEY BOOK 4, PAGE 215 AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DEFINITE DESCRIPTION.

BEGINNING AT AN IRON HARROW TOOTH, POINT "F" IN THE CENTERLINE OF THE CELINA MENDON ROAD (NORTH AND SOUTH CENTERLINE OF SECTION 5) A DISTANCE OF ONE THOUSAND SEVENTY-SIX AND FORTY-SIX HUNDREDTHS (1,076.46) FEET SOUTH 00° 15' EAST OF POINT "X", THE NORTH QUARTER POST OF SECTION ABOVE; THENCE NORTH 89° 45' EAST A DISTANCE OF TWO HUNDRED FIFTY (250.00) FEET TO A PATENTED IRON SURVEY STAKE, POINT "E", THENCE SOUTH 00° 15' EAST A DISTANCE OF TWO HUNDRED SEVENTEEN AND EIGHTY HUNDREDTHS (217.80) FEET TO A PATENTED IRON SURVEY STAKE POINT "H", THENCE SOUTH 89° 45' WEST A DISTANCE OF TWO HUNDRED FIFTY (250.00) FEET TO AN IRON HARROW TOOTH, POINT "G" IN THE CENTERLINE OF CELINA MENDON ROAD; THENCE NORTH 00° 15' WEST ON AND ALONG THE CENTERLINE OF THE ROAD A DISTANCE OF TWO HUNDRED SEVENTEEN AND EIGHTY HUNDREDTHS (217.80) FEET TO POINT "F", THE PLACE OF BEGINNING.

BEARING ON LINE "X-Y" WAS OBSERVED MAGNETIC, ALL OTHER FIGURED FROM ACTUAL ANGLES TURNED IN THE FIELD.

TRACT CONTAINS ONE AND TWENTY-FIVE HUNDREDTHS (1.25) ACRES OF LAND SUBJECT TO THE LEGAL RIGHT OF WAY OF THE CELINA MENDON ROAD ALONG THE ENTIRE WEST END.

AND ALSO:

SITUATED IN THE TOWNSHIP OF CENTER, COUNTY OF MERCER, AND STATE OF OHIO, TO-WIT:

BEING A PARCEL OF LAND SITUATED IN CENTER TOWNSHIP, MERCER COUNTY, OHIO, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 3 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A PK NAIL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 00° 14' EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE CENTERLINE OF CELINA MENDON ROAD A DISTANCE OF ONE THOUSAND SEVENTY-SIX AND 13/100 (1,076.13) FEET TO HARROW TOOTH AT THE NORTHWEST CORNER OF A 1.25 ACRE TRACT OF LAND CONVEYED TO STEVEN AND SHIRLEY BELL BY DEED RECORDED IN DEED

VOLUME 237, PAGE 849; THENCE NORTH 89° 45' 17" EAST ALONG SAID BELL'S NORTH LINE A DISTANCE OF TWO HUNDRED FIFTY AND 07/100 (250.07) FEET TO A PATENTED SURVEY STAKE AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL TO BE CONVEYED BY THIS INSTRUMENT; THENCE NORTH 89° 46' EAST A DISTANCE OF THREE HUNDRED TWO AND 40/100 (302.40) FEET TO A 5/8 INCH IRON BAR; THENCE SOUTH 00° 14' EAST A DISTANCE OF TWO HUNDRED SEVENTEEN AND 80/100 (217.80) FEET TO A 5/8 INCH IRON BAR; THENCE SOUTH 89° 46' WEST A DISTANCE OF THREE HUNDRED TWO AND 40/100 (302.40) FEET TO A 5/8 INCH IRON BAR AFOREMENTIONED BELL'S SOUTHEAST CORNER; THENCE NORTH 00° 14' WEST ALONG BELL'S EAST LINE A DISTANCE OF TWO HUNDRED SEVENTEEN AND 80/100 (217.80) FEET TO THE PLACE OF BEGINNING.

Parcel ID No.: 06-008200.0000

Map # 06-05-200-003

Record & Return To:
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
412-788-5212