

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 06 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

OCT 06 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>493.50</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*KS* 10/6/2017  
Deputy Aud. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **Bruce L. Anderson, an unmarried man**, for valuable consideration, paid,  
grants, with general warranty covenants, to

**Christopher M. McNew**

whose **TAX MAILING ADDRESS** is 9870 Rice Road, Celina, Ohio 45822, the  
following real property:

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, and in the northwest  
quarter of Section 3, Township 5 South, Range 3 East, being more particularly described as  
follows:

Commencing at a Mag nail set at the west quarter post of said Section 3;

Thence N 00° 52' 02" E, 1184.51 feet along the west line of the northwest quarter of said Section  
3 and also being the centerline of Rice Road to a Mag nail set as the Point of Beginning;

Thence continuing N 00° 52' 02" E, 180.00 feet along the last described line to a Mag nail set;

Thence S 88° 22' 45" E, 242.03 feet and passing through an iron pin with cap set at 36.72 feet to  
an iron pin with cap set;

Thence S 00° 52' 02" W, 180.00 feet to an iron pin with cap set;

Thence N 88° 22' 45" W, 242.03 feet and passing through an iron pin with cap set at 212.03 feet  
to the Point of Beginning, containing 1.000 acres of land more or less, subject to all valid  
easements and right-of-way.

MINOR SUBDIVISION

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated April 9, 2005, on file in the County Engineer's Office.

Minor Subdivision of record in Official Record Volume 199, Page 2262, Mercer County Recorder's Office.

Tax Parcel I.D. #06-005100.0200 / Tax Map #06-03-100-009

Prior Instrument Reference: Instrument #201300002530, 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.

Dated: Oct 6, 17

Bruce L. Anderson  
Bruce L. Anderson

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Bruce L. Anderson, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 6 day of October, A.D. 2017.



**KARRI E. GRAY**  
Notary Public • State of Ohio  
My Commission Expires:  
November 13, 2021  
Recorded in Mercer County

Karri E. Gray  
Notary Public for Ohio  
My Commission: 11/13/21

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822  
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822