

TRANSFERREDDESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 12 2017

MERCER COUNTY
TAX MAP DEPARTMENT

OCT 12 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIOExemption paragraph, conveyance Fee **595⁰⁰**
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 10-12-17
Deputy Aud. Date**WARRANTY DEED****KNOW ALL MEN BY THESE PRESENTS:**

That **Charles A. Froning and Ann L. Froning**, husband and wife, the grantors, in consideration of one dollar and other good and valuable considerations, to them in hand paid by **TREED, LLC**, an Ohio limited liability company, whose tax-mailing address is 210 West Butler Street, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **TREED, LLC**, its successors and assigns forever the following described real estate:

DWB
Being a tract of land located in the Northeast quarter of the Southeast quarter of Section 28, Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, County of Mercer, State of Ohio, and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the said Section 28, Butler Township, thence West along the E-W half section line of Section 28, a distance of 544.00 feet, thence South parallel to the East line of Section 28, a distance of 25.00 feet to the place of beginning; thence continuing South, parallel to the East line of Section 28, a distance of 150.00 feet; thence East parallel to the E-W half section line, a distance of 104.00 feet; thence South, parallel to the East line of Section 28, a distance of 341.92 feet; thence South 64° 31' West, a distance of 166.97 feet; thence West, parallel to the E-W half section line, a distance of 28.87 feet; thence North parallel to the East line of Section 28, a distance of 563.76 feet; thence East, parallel to the E-W half section line, a distance of 75.00 feet to the place of beginning. Area described above contains 1.835 acres of land, more or less.

ALSO: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 Acre Tract as described in Mercer County Deed Records Volume 302, Page 481, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of Section 28;

Thence North $89^{\circ} 23' 37''$ West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South $00^{\circ} 29' 30''$ West 25.00 feet to an iron pin on the south right-of-way of said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

Thence South $89^{\circ} 23' 37''$ East 50.00 feet along said south right-of-way to an iron pin at the northeast corner of said 0.172 acre tract;

Thence south $00^{\circ} 29' 30''$ West 150.00 feet along the east line of said 0.172 acre tract to an iron pin;

Thence North $89^{\circ} 23' 37''$ West 50.00 feet along the north line of the 1.835 acre tract as described in Deed Volume 301, Page 898 to an iron pin;

Thence North $00^{\circ} 29' 30''$ East 150.00 feet along the east line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

LESS AND EXCEPT: Situated in the Southeast Quarter of Section 28, Township Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 1.835 acre tract as described in Mercer County Deed Records Volume 301, Page 898, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

Thence North $89^{\circ} 23' 37''$ West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South $00^{\circ} 29' 30''$ West 175.00 feet along the east line of said 1.835 acre tract to an iron pin;

Thence South $89^{\circ} 23' 37''$ East 50.00 feet along the south line of a 0.172 acre tract as described in Deed Volume 302, Page 481 to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

Thence continuing North 89° 23' 37" East 54.00 feet along the south line of a 0.186 acre tract as described in Deed Volume 302, Page 481 to an iron pin;

Thence South 00° 29' 30" West 140.00 feet along the west line of a 1.054 acre tract as described in Volume 202, Page 481 to an iron pin;

Thence North 89° 23' 37" West 54.00 feet to a point;

Thence North 00° 29' 30" East 140.00 feet passing thru an iron pin at 5.00 feet to the point of beginning containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

Containing in all 1.84 acres of land, more or less, subject to all easements of record imposed thereon and all legal highways.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

Last Transfers: Official Record Volume 208, Page 2437, and Instrument #200700001576, Mercer County Recorder's Office.

Permanent Parcel #05-014900.0000


08-28-427-004

NOTE: This deed completes the Land Installment Contract recorded at Instrument #2006-1159 and the Amendment thereto recorded at Instrument #2007-1372; and the same may be cancelled of record.

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

and all the estate, right, title, and interest of said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, its successors and assigns forever.

In Witness Whereof, the said Charles A. Froning and Ann L. Froning, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 12th day of October, 2017.


CHARLES A. FRONING


ANN L. FRONING

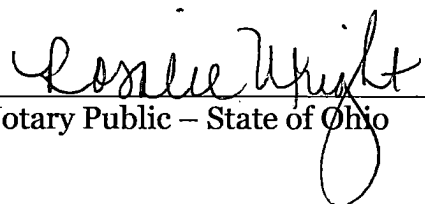
State of Ohio, County of Mercer, SS:

On this 12th day of October, 2017, before me, a notary public in and for said county, personally came Charles A. Froning and Ann L. Froning, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

ROSALIE WRIGHT, Notary Public
In and for the State of Ohio
My Commission Expires January 10, 2021


Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317