

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 01 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 01 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>385<sup>00</sup></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.

KP 11-1-17  
Deputy Aud. Date

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, THAT MARY A. SALUPO, An Unmarried Adult, the GRANTOR, of Van Wert County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to PAUL E. LINN, the GRANTEE, whose tax-mailing address is 11516 US Route 127, Mendon, Ohio 45862, the following real property:**

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

**TRACT ONE: Being a 1 acre tract located in Section 13, Dublin Township, Town 4 South, Range 2 East, Mercer County, Ohio, and more particularly described as follows: Beginning at a point 3.45 feet West of the South quarter post of Section 13, Dublin Township, said point being the point of intersection of United States Route 127 and the Dutton Road and being defined by a masonry nail. Thence North 0 degrees 08 minutes 30 seconds East on and along the centerline of USR 127 a distance of 291.00 feet to a masonry nail; thence South 89 degrees 58 minutes 30 seconds East, a distance of 150.00 feet to a 5/8 inch diameter iron pin; thence South 0 degrees 08 minutes 30 seconds West a distance of 291.00 feet to the centerline of the Dutton Road; thence North 89 degrees 58 minutes 30 seconds West on and along the centerline of the Dutton Road to the place of beginning with said tract containing 1 acre, more or less, of which 0.50 acre are currently utilized for roadway purposes, subject to all legal highways.**

**TRACT TWO: Being a 1 acre tract located in Section 13, Dublin Township, Town 4 South, Range 2 East, Mercer County, Ohio, and more particularly described as follows: Commencing at a point on the centerline of United States Route 127, said point being 3.45 feet West of the South quarter post of Section 13 and also being the point of intersection of the centerlines of USR 127 and the Dutton Road; thence North 0 degrees 08 minutes 30 seconds East on and along the centerline of USR 127 a distance of 291.00 feet to a masonry nail as the place of beginning; thence continuing North 0 degrees 08 minutes 30 seconds East on and along the centerline of USR 127, a distance of 290.00 feet to masonry nail, said line passing thru the roadway P.I. at highway station 1233 +44; thence South 89 degrees 58 minutes 30 seconds East, a distance of 150.00 feet to a 5/8 inch iron rod; thence South 0 degrees 08 minutes 30 seconds West, a distance of 290.00 feet to a 5/8 iron pin; thence North 89 degrees 58 minutes 30 seconds West, a distance of 150.00 feet to the place of beginning, with said tract containing 1 acre,**

**more or less, of which 0.39 acres are presently in the highway right of way, subject to all legal highways.**

**Tax Parcel No. 07-029300.0000**

**Tax Map No. 02-13-400-002**

**and excepting all easements of record or apparent. Taxes and Assessments shall be prorated to the date of closing.**

**Prior Instrument Reference: Instrument number 201700004329, Official Records of the County Recorder of Mercer County, State of Ohio.**

**Grantors release all rights of dower therein, if any.**

**WITNESS her hand this 31<sup>st</sup> day of October, 2017.**

*Mary A. Salupo*  
**MARY A. SALUPO**

**STATE OF OHIO :  
COUNTY OF VAN WERT : SS.**

**On this 31<sup>st</sup> day of October, 2017, before me, a notary public in and for said County, personally came Mary A. Salupo, an unmarried adult, the Grantor, in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.**

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



**KELLY A. SCHLEMMER**  
Notary Public, State of Ohio  
My Commission Expires  
March 24, 2023

*[Signature]*  
**NOTARY PUBLIC**

**(No Check of the Record Title was made, as none was requested by the Grantor or Grantee.)**

**THIS INSTRUMENT PREPARED BY:**

**Dillon W. Staas IV**

**Attorney at Law**

**Registration No. 0084951**

**DILLON W. STAAS IV CO., L.P.A.**

**101 East Main Street**

**Van Wert, OH 45891**

**Telephone: (419) 238-0180**