

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 13 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 13 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 6405.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 11/13/17
Deputy Aud. Seal

GENERAL WARRANTY DEED

JONELL K. ROBERTS, a married woman, an undivided fifty percent (50%) interest, and
KEVIN R. LLOYD, a married man, an undivided fifty percent (50%) interest, ("Grantors"), for
valuable consideration paid to them by **K & S GAMBLE FARMS, LLC**, an Ohio limited liability
company ("Grantee"), grant with general warranty covenants to said Grantee, its successors and
assigns forever, in the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Property is conveyed
subject to legal highways, easements, conditions, restrictive covenants of record, and installments
of taxes and assessments due and payable after the date hereof.

Tax Mailing Address: 12771 River Trail Rada, Rockford, Ohio 45882

Prior Instrument Reference: Volume 2017 Page 3478; Volume 171 Page 756
Volume 325 Page 850

Auditor's Parcel Number: 07-008300-0000

Map Number: 02-06-400.001

Philip A. Roberts, husband of Jonell K. Roberts, and Leslie W. Lloyd, wife of Kevin R.
Lloyd, hereby releases all rights of dower.

Grantors Jonell K. Roberts, Philip A. Roberts, have executed this Deed this 10th day of November, 2017.

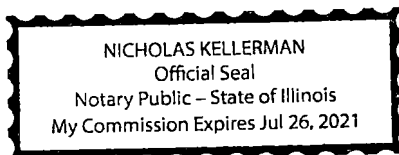
GRANTORS:

Jonell K. Roberts
Jonell K. Roberts

Philip A. Roberts
Philip A. Roberts

STATE OF Illinois)
COUNTY OF St. Clair) : SS:

The foregoing instrument was acknowledged before me this 10 day of November, 2017 by Philip A. Roberts and Jonell K. Roberts, husband and wife.



Nicholas Kellerman
Notary Public

Grantors Kevin R. Lloyd, and Leslie W. Lloyd, have executed this Deed this 10th day of November, 2017.

Kevin R. Lloyd

Kevin R. Lloyd

Leslie W. Lloyd

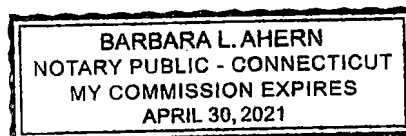
Leslie W. Lloyd

STATE OF CONNECTICUT)
COUNTY OF Fairfield : SS:

The foregoing instrument was acknowledged before me this 10th day of November, 2017, by Kevin R. Lloyd and Leslie W. Lloyd, husband and wife.

Barbara L. Ahern

Notary Public



This instrument prepared by:
Earl J. Rice
Diller & Rice, LLC
124 E. Main Street
Van Wert, Ohio 45891-1725

Exhibit A
Legal Description

Situated in the Township of Dublin, County of Mercer and State of Ohio, to wit: Being part of Blackloon Reservation in Town Four (4) South, Range Two (2) East, and more particularly described as follows:

Commencing at a point as determined by the intersection of the centerlines of River Trail Road and Blackloon Road with the centerline of Blackloon Road being considered as true North; thence North 88° 53' 22" West along the centerline of River Trail Road for a distance of Twelve Hundred Ninety-nine and Eighty-three Hundredths (1299.83) feet to a point, which is the PLACE OF BEGINNING for the tract conveyed herein; thence South 0° 12' 02" West a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South 90° 00' West a distance of Three Hundred Eleven and Sixty-six Hundredths (311.66) feet to a point; thence South 54° 36' 31" West a distance of Nine Hundred Fifty-seven and Fifty-one Hundredths (957.51) feet to a point; thence South 00° 00' for a distance of One Hundred Eighteen (118) feet to a point in the centerline of the St. Marys River; thence Northwesterly along the meanderings of the centerline of the St. Marys River to a point on the West line of Blackloon Reservation; thence North 00° 00' 38" East on the West line of Blackloon Reserve a distance of Two Thousand Five Hundred Twenty-three and Forty-five Hundredths (2523.45) feet to a point; thence North 89° 51' 13" East a distance of Two Thousand Eight Hundred Seventy and Forty-two Hundredths (2870.42) feet to a point which point is One Thousand Two Hundred Eighty-nine and Ninety-eight Hundredths (1289.98) feet West of a monument stone on the centerline of Blackloon Road, with said monument stone being Twenty-three Hundred Twenty-nine (2329) feet South of a monument stone at the point of intersection of the centerline of Blackloon Road and the North line of the Northwest Quarter (1/4) of Section Five (5); thence South 00° 00' 38" West Two Thousand Seven Hundred Forty-eight and Sixty-two hundredths (2748.62) feet to the place of beginning, LESS AND EXCEPT THEREFROM the following described tract:

Commencing at a railroad spike located at the point of intersection of the River Trail Road and Blackloon Road centerlines; thence North 88° 53' 22" West on and along the centerline of River Trail Road a distance of One Thousand Nine Hundred Twelve and Forty Hundredths (1912.40) feet to a railroad spike which is the point of beginning for this exception; thence North 01° 06' 38" East a distance of Seven Hundred One and Thirteen Hundredths (701.13) feet to a point on the centerline of a creek; thence on and along the meanderings of the creek South 22° 45' 38" West Three hundred Eighty-six (386) feet; thence South 52° 02' 14" West Two Hundred Twenty-seven and Eleven Hundredths (227.11) feet; thence South 38° 43' 08" West One Hundred Seventy-seven (177) feet; thence South 01° 24' 08" West Fifty-nine (59) feet to a railroad spike set on the centerline of River Trail Road; thence South 88° 53' 22" East on and along the centerline of River Trail Road a distance of Four Hundred Twenty-six and Ninety-five Hundredths (426.95) feet to the place of beginning, with this exception containing Three and Twelve Hundredths (3.12) acres of land, more or less.

Containing herein after said exception, Two Hundred Twenty-nine and Ninety-six Hundredths (229.96) acres of land, more or less, subject to all legal highways and easements of record.

ALSO:

A part of Blackloon Reservation in Dublin Township, Town Four (4) South, Range Two (2) East, more particularly described as follows:

Commencing at a point determined by the intersection of the centerlines of River Trail Road and Blackloon Road, with the centerline of Blackloon Road being considered a true North; thence North $88^{\circ} 53' 22''$ West along the centerline of River Trail Road for a distance of Five Hundred Seventy-five and Eighty-three Hundredths (575.83) feet for the point of beginning for this tract; thence continuing along the centerline of River Trail Road to a point in the Easterly line of lands now owned by J. Richard and Margaret Lloyd, for a distance of Seven Hundred Twenty-four (724) feet; thence South $00^{\circ} 12' 02''$ West along the Easterly line of lands now owned by J. Richard and Margaret Lloyd, a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South $72^{\circ} 25' 12''$ East a distance of Seven Hundred Fifty-eight and Fifty-one Hundredths (758.51) feet to a point, thence North $00^{\circ} 12' 02''$ East for a distance of Eight Hundred Eighty-four and Sixty-eight Hundredths (884.68) feet to the place of beginning, containing Twelve and Ninety-two Hundredths (12.92) acres of land, more or less, subject to all legal highways.