

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 01 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 01 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1015<sup>00</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 12-1-17  
Deputy Aud. Date

## GENERAL WARRANTY DEED

*Anthony Bo Bruns, a married man, of Columbus, Ohio, and Amy M. Bruns, an unmarried woman, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grant and convey with general warranty covenants to **Craig Buschur**, the Grantee, whose tax-mailing address is: 3061 State Route 118, St. Henry, Ohio 45883 the following described premises:*

Being part of a 73.50-acre parcel of land as described in Official Record Volume 136, Page 781, located in the southeast quarter of Section 9, T-7-S, R-2-E, Granville Township, Mercer County, Ohio, and bounded and described as follows:

Beginning at a pk nail marking the southeast corner of Section 9, for THE TRUE POINT OF BEGINNING; thence North 88°29'49" West along the south section line and approximate centerline of Carthage Road a distance of three hundred fifty and zero hundredths feet ( 350.00') to a pk nail; thence North 01°26'44" East a distance of five hundred nine and twenty-two hundredths feet (509.22') to a point marking the southwest corner of a 2.50 acre parcel of land conveyed to John L. and Jean E. Bruns by Official Record Volume 132, Page 1547; thence South 88°13'16" East along the south line of said 2.500 acre parcel a distance of three hundred fifty and zero hundredths feet (350.00') to a pk nail; thence south 01°26'44" West along the east section line and approximate centerline of State Route 118 a distance of five hundred nine and forty-eight hundredths feet (509.48') to the TRUE POINT OF BEGINNING.

Containing 4.092 acres of land of which 0.498 acres lies within the right of way of Carthage Road and State Route 118.

Said tract being subject to all highways and any other easements or restrictions of record.

Description is based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236, on May 2, 2005 and is on file with the Mercer County Tax Map Department.

ALSO: Being part of a 76.00 acre tract located in the Southeast quarter of Section 9 Town 7 South, Range 2 East, Granville Township, Mercer County, Ohio, and described as follows:

Commencing at an iron pin marking the south east corner of Section 9; thence North 01°26'44" East along the approximate centerline of State Route 118 and East section line a distance of five hundred nine and forty-eight hundredths feet (509.48') to a PK nail marking the TRUE POINT OF BEGINNING; thence North 88°33'16" West a distance of three hundred fifty and zero hundredths feet (350.00') to an Iron pin; thence North 01°26'44" East a distance of three hundred eleven and fourteen hundredths feet (311.14') to an iron pin; thence South 88°33'16" East a distance of three hundred fifty and zero hundredths feet (350.00') to a PK nail; thence South 01°26'44" West along the approximate centerline of State Route 118 and east line of Section 9, a distance of three hundred eleven and fourteen hundredths feet (311.14') to the TRUE POINT OF BEGINNING.

Containing 2.500 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in September 2001 and is on file with the Mercer County Engineer's Office.

CONTAINING IN ALL 6.592 ACRES MORE OR LESS.

Previous deed reference: Instrument 201200003700 in the Mercer County Recorder's Office.

Parcel #: 20-001700.0200      Tax Map Number: 11-09-400-004

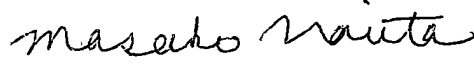
Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

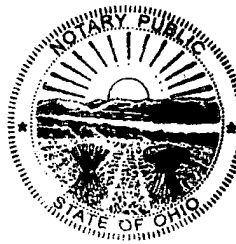
Grantors grant and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Craig Buschur**. And the said **Anthony Bo Bruns and Masako Narita, husband and wife**, and **Amy M. Bruns**, an unmarried woman, do hereby *Covenant and Warranty* that the title so conveyed is *Clear*,

*Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Anthony Bo Bruns and Masako Narita** have hereunto set their hands on this 3rd day of November, 2017.

  
\_\_\_\_\_  
**Anthony Bo Bruns**

  
\_\_\_\_\_  
**Masako Narita**

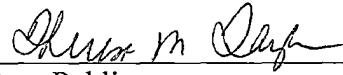


**THERESA M. TAYLOR**  
Notary Public, State of Ohio  
My Comm. Expires Aug. 12, 2022  
Recorded in Franklin County

State of Ohio  
County of Franklin ss:

**BE IT REMEMBERED**, that on this 3rd day of November, 2017 before me the subscriber, a Notary Public in and for said county, personally came **Anthony Bo Bruns and Masako Narita**, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

  
\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the said **Amy M. Bruns** has hereunto set her hand on this 29 day of November, 2017.

  
\_\_\_\_\_  
**Amy M. Bruns**

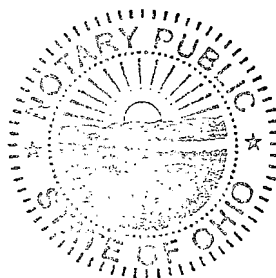
State of Ohio

County of


ss:

**BE IT REMEMBERED**, that on this 29<sup>th</sup> day of November, 2017 before me the subscriber, a Notary Public in and for said county, personally came **Amy M. Bruns**, an unmarried woman, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



JUDITH HEITKAMP  
Notary Public, State of Ohio  
My Comm. Expires Dec. 7, 2019

  
\_\_\_\_\_  
Notary Public

*This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.*