

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 07 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 07 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 105.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor

48 12/7/2017
Deputy Asst. Date

OHIO WARRANTY DEED

That the Grantors, John C. Reed, an unmarried man, and Allen Wayne Reed, an unmarried man, for valuable consideration paid, grant, with general warranty covenants, to Michael Maharg, the Grantee, whose tax mailing address is 3729 Monroe Rd., Celina, OH 45822, the following real property:

Situated in the Village of Rockford, Township of Dublin, County of Mercer and State of Ohio, bounded and described as follows:

Being a portion of Out Lot 19 ½, Section 17, Town 4 South, Range 2 East, Dublin Township, Village of Rockford, Mercer County, Ohio, and more particularly described as follows: Beginning at the Southeast corner of Out Lot 19 ½, Village of Rockford, Ohio, said point being defined by a point on the centerline of U.S. Rte. 33 at Highway Station 40 + 70.74; thence along the Highway centerline along a curve to the left having a radius of One Thousand Four Hundred Thirty-two and Thirty-nine Hundredths (1432.39) feet and a degree of curvature of 4°, a curve distance of two hundred fifty-one and forty-five hundredths (251.45) feet to a nail set at Highway Station 38 + 19.29, said point being the point of curvature of the roadway curve; thence continuing along the centerline of U.S. Rte. 33, North 61° 39' 29" West, eighty-eight and sixty-three hundredths (88.63) feet to a nail set; thence North 01° 00' 21" East, two hundred six and eighteen hundredths (206.18) feet to an iron pin set and passing thru a concrete right of way marker found at fifty-six and twenty-nine hundredths (56.29) feet; thence South 89° 29' 29" East, ninety and two hundredths (90.02) feet to a point on the South line of the St. Marys River and passing thru an iron pin set at fifty-seven and seventy-three hundredths (57.73) feet on the top of the bank of the St. Marys River; thence South 51° 13' 39" East along the St. Marys River, one hundred twelve and six hundredths (112.06) feet to a point; thence continuing along the South line of the St. Marys River North 82° 58' 01" East, one hundred eleven and fifty-six hundredths (111.56) feet to a point; thence South 03° 20' 29" East, twenty and four hundredths (20.04) feet to an iron pin set, and continuing South 03° 20' 29" East, along the lands described in Deed Volume 282, page 303, Two hundred seventy and seventy-six hundredths (270.76) feet to the place of beginning and passing thru an iron pin set at two hundred twenty-two and fifty hundredths (222.50) feet.

The aforescribed parcel contains One and Sixty-Eight Hundredths (1.68) acres, more or less, subject to all roadways and easements of record, is the lands described in Deed Volume 314, Page 143, and Volume 323, page 345, and is shown on a plat of survey filed with the Mercer County Engineer.

Bearing reference is the tangent bearing of U.S. Rte. 33 established by the Ohio Dept. of Transportation as North 61° 39' 29" West.

Parcel No. 08-0558800.0000

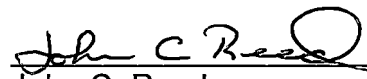
Tax Map No. 02-17-226-002

Last transfer of record appears in Volume 104, Page 642, of the Mercer County, Ohio, Official Records.

Allen Wayne Reed reserves the right to reside in the premises during his natural life. In the event that he no longer permanently resides in the premises, his rights herein shall terminate. An Affidavit by Michael Maharg or any other person shall be sufficient to terminate the rights of Allen Wayne Reed herein.

Real estate taxes and assessments prorated to date of closing.

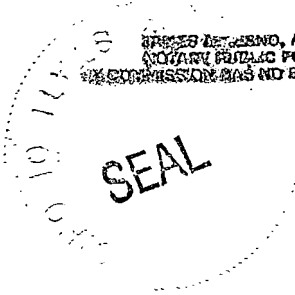
Signed this 6th day of December, 2017.

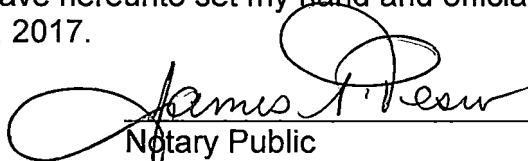

John C. Reed

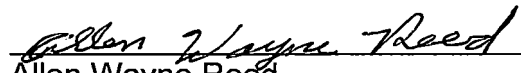
STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named John C. Reed, 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, Ohio, this 6th day of December, 2017.

JAMES A. TESNO, ATTORNEY AT LAW
NOTARY PUBLIC FOR STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION, O.R.C. 147.01

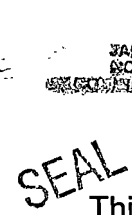

Notary Public


Allen Wayne Reed

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Allen Wayne Reed, 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, Ohio, this 6th day of December, 2017.

JAMES A. TESNO, ATTORNEY AT LAW
NOTARY PUBLIC FOR STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION, O.R.C. 147.01


Notary Public

This instrument prepared by: Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822.
Without benefit of Title Search