

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 22 2017

MERCER COUNTY
TAX MAP DEPARTMENT

DEC 22 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 525.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 12/22/2017
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Jonathan Wenning** and **Amanda Wenning**, husband & wife, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Mark Reigelsperger**, the Grantee herein, whose tax mailing address is 4978 Buschor Road, Coldwater, Ohio 45828, the following described real property:

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Southeast quarter of Section 36, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at an iron pin at the South quarter post of said Section 36;

thence North 01° 25' 09" East, 277.34 feet along the West line of the Southeast quarter of said Section 36 and also being the centerline of U.S. Route 127 to a gin spindle found being the Point of Beginning;

thence continuing North 01° 25' 09" East, 200 feet along the last described line to a Mag nail set;

thence South 89° 04' 53" East, 343.53 feet and passing through an iron pin with cap set at 50.16 feet to an iron pin with cap set;

thence South 01° 25' 09" West, 477.34 feet and passing through an iron pin with cap set at 461.81 feet to a Mag nail set;

thence North 89° 04' 53" West, 111.00 feet along the South line of the Southeast quarter of said Section 36 and also being the centerline of Sites Road to a point;

thence North 01° 25' 17" East, 277.28 feet and passing through an iron pin found at 19.52 feet to an iron pin found;

thence North 89° 03' 54" West, 232.54 feet and passing through an iron pin found at 182.54 feet to the Point of Beginning, containing 2.284 acres of land, more or less, subject to all valid easements and right-of-way.

MINOR SUBDIVISION

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 4, 2011, on file in the County Tax Map Office.


Minor Subdivision Plat Filed in Instrument # 201600001988

Prior Instrument Reference: Instrument 20160001988

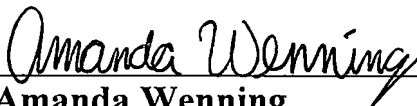
	<u>Parent</u>	<u>Split</u>
Tax Parcel Number:	07-081400.0000	07-081400.0200
Tax Map Number:	02-36-400-003	02-36-400-006

The Grantor and Grantee herein agree that the real estate taxes and assessments shall be prorated to the date of closing.

Jonathan Wenning and Amanda Wenning, who hereby relinquish their right and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment below.



Jonathan Wenning



Amanda Wenning

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared Jonathan Wenning and Amanda Wenning, husband & wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 16th day of December, 2017.



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



Notary Public, State of Ohio

Deed prepared by Mark Reigelsperger