

After recording return to:

**LandCastle Title, LLC**

4860 Robinhood Drive

Willoughby, Ohio 44094

OH046-1701102 PR

**Limited Warranty Deed**

[Ohio Rev. Code §5302.07]

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, with an address of 3415 Vision Drive, Columbus, Ohio 43219, for valuable consideration paid, grants, with limited warranty covenants, to **GALEN SCHUMM**, whose tax mailing address is 11378 Beacom Road, Sunbury, Ohio 43074, the real property described on Exhibit A. Parcel Number(s) 08-057500.0000.

*MAP # 02-17-202-009*

Prior instrument reference: 201700000642

The Real Property is being conveyed subject to those matters set forth on Exhibit B.

Executed this 16 day of DEC, 2017.

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

By: \_\_\_\_\_

Name:

Title:


*Timothy J. Wilson*  
**Timothy J Wilson**  
**Vice President**

**DEC 16 2017**

State of Ohio )  
County of Franklin )

Before me, a Notary Public in and for said County and State, personally appeared Timothy J Wilson as Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Columbus Ohio, this 16 day of DEC, 2017.

  
Notary Public

Henry L. Walters

This instrument prepared by:  
Zachary F. Zele, Esq.  
38106 Third Street  
Willoughby, Ohio 44094  
(440) 602-5120



HENRY L. WALTERS  
NOTARY PUBLIC  
STATE OF OHIO  
COMM. EXPIRES  
MAY 11, 2019

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 11 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 11 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO


Exemption paragraph, conveyance Fee \$ 42.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 1/11/18  
Deputy And Date

Exhibit A

Legal Description

Situated in the Village of Rockford, Township of Dublin, County of Mercer and  
State of Ohio:

Being a parcel of land out of Out-Lots Numbered Twenty-one (21), Twenty-three  
(23) and Twenty-four (24) to the Village of Rockford, Ohio, and also being part  
of fractional Section Seventeen (17), Town Four (4) South, Range Two (2) East,  
Dublin Township, Mercer County, Ohio, and more particularly described as  
follows:

Commencing at a stone corner, with said corner heretofore referred to in previous  
deeds as the Northeast corner of Henry Vantilburg's land in Section Seventeen  
(17) and also known as the Southwest corner of Out-lot Fifteen (15) of the Village  
of Rockford, Ohio; thence North 01°21'40" West on and along the Western line  
of Out-lot Fifteen (15) a distance of Four Hundred Thirty-four (434) feet to a  
point; thence West Nineteen (19) feet to a point, with said point being the  
Southeast corner of lands described in a Deed recorded in Volume 178, Page 134;  
thence North 57°21'40" West on and along the South property line of the lands  
described in the aforementioned Deed recorded in Volume 178, Page 134, a  
distance of One Hundred Thirty-five and Twenty-one Hundredths (135.21) feet to  
a Four (4) inch square reinforced concrete monument which is the point of  
beginning for the tract herein conveyed; thence continuing North 57°21'40" West  
a distance of One Hundred Forty-nine and Fifty-seven Hundredths (149.57) feet  
to a Four (4) inch fence corner; thence North 29°33'20" East a distance of One

Hundred Thirty-five and Fifty-five Hundredths (135.55) feet to a railroad spike  
set on the centerline of the road formerly known as the Fort Wayne-St. Marys  
Road (now U.S. Route 33), said point being Three (3) feet South of the centerline  
of present U.S. Route 33; thence South 57°58'40" East on and along a line  
parallel to and Three (3) feet South of the centerline of U.S. Route 33 a distance  
of One Hundred Fifty-four and Ninety-three Hundredths (154.93) feet to a  
railroad spike; thence South 31°48'20" West a distance of One Hundred Thirty-  
seven (137) feet to the point of beginning, with said tract containing Forty-seven  
Hundredths (0.47) of an acre of land, more or less, and being a parcel as shown on  
the Plat of Survey recorded in Volume 4, Page 241 of the Survey of Records in  
the Mercer County Engineer's Office.

PROPERTY ADDRESS: 612 W. BRIDGE ST., ROCKFORD, OHIO 45882  
DB11/67127263.3  
Ohio

**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real property.