

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 12 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 12 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 510.00  
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 1/12/2018  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert L. Briner, a married person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Lori Schlarman**, whose tax mailing address is 406 East Center Street, Ft. Recovery, Ohio 45846, the following described real property:

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

Being a part of Parcel Number 16-032200.0000 and being a part of the NW ¼ of Section 27, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio (Prior Deed Referenced in Instrument No. 200700007361), more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of Section 27; thence S 88° 03' 54" E, with the N line of the NW ¼ of Section 27 (centerline of Fox Road), 843.94' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 88° 03' 54" E with said N line, 292.73' to an existing Mag Nail;
2. S 01° 56' 06" W, 595.22' to a set #5 Rebar, passing an existing #5 Rebar at 20.00';
3. N 88° 03' 54" W, 292.73' to a set #5 Rebar;
4. N 01° 56' 06" E, 595.22' to the POINT OF BEGINNING, passing a set #5 Rebar at 575.22'.

The above described parcel contains 4.000 acres, more or less, of which 0.134 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S #8587 on November 03, 2017. All markers called for are in place.

**MINOR SUBDIVISION PLAT ATTACHED HERETO.**


MINOR SUBDIVISION  
SURVEY TO BE RECORDED  
WITH THIS DOCUMENT

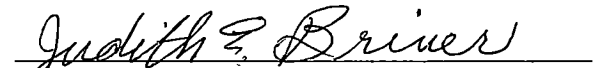
PRIOR INSTRUMENT REFERENCE: Instrument No. 200700007361

|                    | (Parent)       | (Split)                |
|--------------------|----------------|------------------------|
| TAX PARCEL NUMBER: | 16-032200.0000 | 16-032200. <u>0200</u> |
| TAX MAP NUMBER:    | 13-27-100-001  | 13-27-100- <u>007</u>  |

The Grantor agrees to pay the taxes and assessments due and payable in January and July of 2018, and Grantee agrees to assume and pay all real estate taxes and assessments due and payable in January 2019 and thereafter.

**Robert L. Briner and Judith Briner, his wife**, who hereby relinquishes her right and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment.

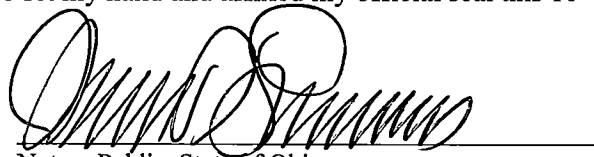
  
Robert L. Briner

  
Judith Briner

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me, a Notary Public in and for said State, personally appeared the abovenamed Robert L. Briner and Judith Briner, his 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 affixed my official seal this 10<sup>th</sup> day of January, 2018.

  
Notary Public, State of Ohio

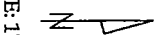
THOMAS D. LAMMERS, Attorney At Law  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

*This instrument prepared by:* PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/ks)  
113 East Market Street, P.O. Box 404, Celina, OH 45822  
Telephone: 419-586-6442

SEAL

Survey of a part of Parcel #16-032200.0000 and being a part of the NE 1/4 of Section 27, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio.

(Prior Deed Referenced in Instrument #200700007361)



SCALE: 1" = 100'



GRAPHIC SCALE

PAID

LC 03 2017

\$300.00

MERCER COUNTY COMMISSIONERS

CELINA, OHIO

11-30-17

Q Fox Road (40' R/W)

N line, NW 1/4 Section 27  
S 88°-03'-54" E ~ 2658.57'

292.73'

843.94'

A

F

G

114.65'

57.04'

Proposed Home

139.28'

E

D

1521.90'

B

MINOR SUBDIVISION

1 Lot  
Approved No Plat Required  
For A Major Subdivision

Cyril George & Helen  
Jane LeFevre  
Inst. #200900005395

PAID

DEC 03 2017

Mercer Co. Health Dept.

Robert L. Briner  
Inst. #200700007361  
4.000 acres, of which 0.134  
acres are Road R/W

N 01°-56'-06" E ~ 595.22'

575.22'

575.22'

S 01°-56'-06" W ~ 595.22' (Rec. & Meas.)

N 88°-03'-54" W ~ 292.73'

G

G

LeFevre Family  
Enterprises, Ltd.  
Inst. #200800004033

Legend

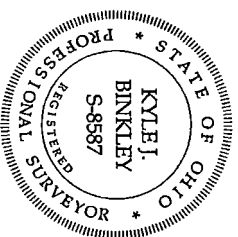
- A = Existing #5 Rebar at the NW corner of Section 27
- B = Existing Mag Nail at the NE corner of the NW 1/4 of Section 27
- C = Existing Mag Nail at the SW corner of Section 27
- D = Existing Mag Nail
- E = Existing #5 Rebar
- F = Set Mag Nail
- G = Set #5 Rebar

Approved by:

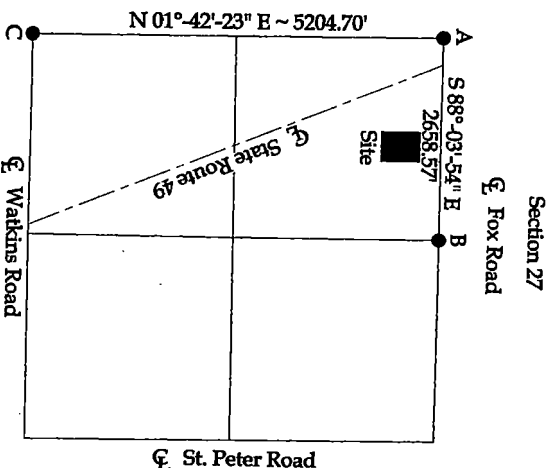
*Debra Neller*  
Mercer County Engineer  
12-1-17

*[Signature]*  
Mercer County Health Department  
12-6-17

*[Signature]*  
Gibson Township Zoning Inspector  
11-30-17

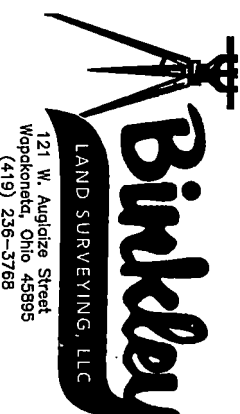


BASIS OF BEARINGS: The bearings on this plat are based on the Ohio State Plane - North Coordinate System NAD83 (2011). Based on the N line of the NW 1/4 of Section 27 (centerline of Fox Road) you would have to rotate the bearings on this plat 00°-01'-15" in the counter-clockwise direction to be in the Mercer County Local Coordinate Datum.



This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on November 03, 2017.

*[Signature]*  
Kyle J. Binkley, P.S. #8587



121 W. Angize Street  
Wapakoneta, Ohio 45395  
(419) 236-3768

CLIENT: Lori Schlamm

| SURVEYED BY: | DATE:      | DRAWN BY: | CHECKED BY: |
|--------------|------------|-----------|-------------|
| K.J.B.       | 11-03-2017 | K.J.B.    | K.J.B.      |
| SCALE:       | 1" = 100'  | PAGE      | OF          |
|              |            | 1         | 2           |

NOTE: All distances on this plat are measured unless otherwise noted.