

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 19 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 19 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 171.50
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 1/19/2018
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

JAMES W. EVANS, married, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **GOOD CHOICE RENTAL HOMES, LTD.**, whose tax mailing address is 4443 Ward Road, Convoy, Ohio 45832, the following real property:

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

Being a tract of land 165 feet long and 60 feet wide out of the West one-half of the West one-half of Section 14, Town 5 South, Range 3 East, and more particularly described as follows:

Beginning at a point in the center of the concrete pavement on U.S. 33 a distance of approximately 132 feet Northwest of (measured along centerline of said U.S. 33) the Western boundary line of the platted Village of Neptune, Ohio; thence in a Northeasterly direction and at an approximate right angle to the centerline of said U.S. 33, a distance of 165 feet, measured along the Western line of the property now or formerly owned by Nellie Piper, to an iron pin encased in concrete; thence in a Northwesterly direction and parallel to the centerline of aforementioned U.S. 33, a distance of 60 feet to an iron pin encased in concrete; thence in a Southwesterly direction and parallel to the Western property line of the aforementioned Nellie Piper, a distance of 165 feet to a point in the centerline of said U.S. Route; thence in a Southeasterly direction along the centerline of said U.S. 33, a distance of 60 feet to the place of beginning.

Containing 0.227 acres, more or less, being out of the Southeast corner of the tract of land sold to Merle and Minnie Yewey by Mary Louis as described in Volume 144, Page 256, Mercer County Recorder's Office.

Parcel No. 06-026200.0000

Map # 06-14-202-002

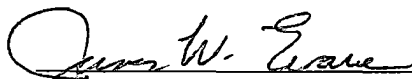
WARRANTY DEED (JAMES W. EVANS TO GOOD CHOICE RENTAL HOMES, LTD.)


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Last Transfer: Instrument No. 201100003304, Recorder's Office of Mercer County, Ohio.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said **JAMES W. EVANS and MICHELLE S. EVANS, his wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 18th day of January, 2018.


James W. Evans


Michelle S. Evans

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 18 day of JANUARY, 2018, before me, a Notary Public, personally came **JAMES W. EVANS and MICHELLE S. EVANS, his wife**, the grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



CAREY L. WALLEY
Notary Public • State of Ohio
My Commission Expires:
October 10, 2021
Recorded in Mercer County


Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 E. Spring Street, St. Marys, Ohio 45885
realestate\evans.good choice rental.wd