

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 23 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 23 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 87⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Kp 1-23-18
Deputy Aud. Date

GENERAL WARRANTY DEED

Arland Glosette, an unmarried man, of Troy, Ohio, the Grantor, for valuable consideration paid, grants and conveys with general warranty covenants to James Dale Runneals and Cynthia Ann Runneals, the Grantees, whose tax-mailing address is:

4311 St Rt 117, Rockford, Ohio 45882 the following described premises:

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

Being a part of the Lewis Godfrey Reserve, Section Six (6), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a railroad spike set on the East line of the West half of Section Six (6), Lewis Godfrey Reserve, Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, where said line crosses the centerline of State Route 17; thence South 80°35' West on and along the centerline of State Route 117 a distance of nine hundred forty-four and 50/100 (944.50) feet to a railroad spike, BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED:

Thence North 1°22'30" East a distance of one hundred eighty-four (184.00) feet to an iron pipe;

Thence North 80°24'20" East a distance of four hundred sixty-three and 79/100 (463.79) feet to an iron pin;

Thence South 1°22' East a distance of one hundred eighty-four (184.00) feet to a railroad spike;

Thence South 80°35' West a distance of four hundred seventy-two and 47/100 (472.47) feet to the place of beginning.

The foregoing tract contains 1.948 acres of land, more or less, and subject to the right of way of State Route 117.

The aforementioned references made to a survey prepared by Roy F. Thompson Jr., Registered Surveyor #5379, dated April 25, 1981, which is on file in the Mercer County Engineer's Office.

Parcel #: 07-024500.0000

Tax map #: 02-09-400-004

Previous deed reference: Instrument 201700001772 in the Mercer County Recorder's Office.

Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantor grants and conveys all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **James Dale Runneals and Cynthia Ann Runneals**. And the said **Arland Glosette**, an unmarried man, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said **Arland Glosette**, has hereunto set his hand
on this 23 day of January, 2018.


Arland Glosette

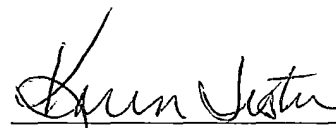
State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 23 day of January, 2018 before
me the subscriber, a Notary Public in and for said county, personally came **Arland
Glosette**, an unmarried man, the Grantor in the foregoing Deed, and acknowledged the
signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed
my seal on this day and year aforesaid.



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County


Notary Public

This Instrument was prepared by: Richard M. Delzeith, Attorney at Law, Gilmore and Delzeith Co., LPA,
118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office,
642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without the benefit of a title search.