

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 26 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 26 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 410.20
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 1/26/18
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

P.D. & SONS, INC., an Ohio corporation, for valuable consideration paid, grants, with general warranty covenants, to **MIRACLE BOWLING, LLC, an Ohio limited liability company**, whose tax mailing address is 1848 Union City Rd Fort Recovery, OH
the following real property: 45846

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

Being a tract of land located in the Northeast quarter (1/4) of the Northwest quarter of Section 16, Town 15 South, Range 1 East, Gibson Township, Mercer County, Ohio, and more definitely described as follows:

Beginning at an iron pin "A" set in center of Ft. Recovery-Union City Road said point being the Northwest corner of Wm. Braun farm and Southwest corner of Mabel Hastings 2.65 acre tract as described in Volume 148, Page 371, Mercer County Deed Records. Thence South along center line of Union City-Ft. Recovery Road 150 feet to iron pin "B"; thence Easterly 195 feet parallel with Hastings-Braun property line to iron pin "C"; thence Northerly parallel with center line of Union City-Ft. Recovery Road 150 feet to iron pin "D" set on Hastings-Braun property line; thence Westerly 195 feet along Hastings-Braun property line to point of beginning.

Tract is parallelogram 150 x 195 feet lying adjacent to Union City-Recovery Pike on the West and Mabel Hastings property on the North and is subject to right of way of County Road on the West end.

This conveyance is subject to all the conditions and restrictions and conveys all the rights and privileges set forth in the prior deed recorded in Volume (OR) 95, Page 799, Deed Records of Mercer County, Ohio.

Parcel No. 16-008600.0000
Map No. 13-16-176-002

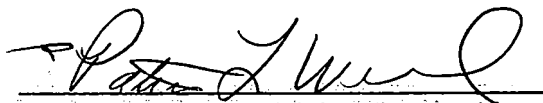
WARRANTY DEED (P.D. & SONS, INC. TO MIRACLE BOWLING, LLC)

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Last Transfer: Instrument No. 200700000361, Recorder's Office of Mercer County, Ohio.

IN WITNESS WHEREOF, the said P.D. & SONS, INC., sets its hand and seal by PATRICIA L. WENDEL, its Vice President, this 22 day of January, 2018.

P.D. & SONS, INC., an Ohio Corporation


By: Patricia L. Wendel, its Vice President

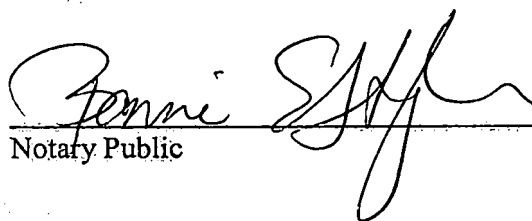
STATE OF OHIO, COUNTY OF MERCER, SS:

On this 22 day of January, 2018, before me, a Notary Public, personally came P.D. & SONS, INC., by PATRICIA L. WENDEL, its Vice President, who acknowledged that she, being thereunto duly authorized, did sign the foregoing deed and that the same is her free act and deed as such officer and is the free act and deed of said corporation.

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



BONNIE E. STAUGLER
Notary Public, State of Ohio
My Comm. Expires Jan. 5, 2019


Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 E. Spring Street, St. Marys, Ohio 45885
realestate\PD&Sons.Miracle Bowling.wd