

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 12 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 12 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$157.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
2/12/18  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Thomas R. Fisher, an unmarried person, and Ivan J. Fisher, an unmarried person**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Michael C. Thien and Susan R. Thien**, whose tax mailing address is 1828 State Route 49, Ft. Recovery, Ohio 45846, the following described real property:

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

Being part of Lot Number 10 of the Subdivision of Lot Number 7, located in the northeast quarter of Section 16, Town 15 North, Range 1 East, Gibson Township, Village of Fort Recovery, Mercer County, Ohio, and bounded and described as follows:

Beginning at a stone marking the northeast corner of Lot Number 10 of the Subdivision of Lot Number 7;

Thence South 88° 50' 08" West along the north line of said Lot Number 10 a distance of three hundred seventy-nine and fifty hundredths (379.50') to an iron pin marking THE TRUE POINT OF BEGINNING;

Thence South 01° 09' 52" East a distance of one hundred thirty-three and twenty-five hundredths feet (133.25') to an iron pin;

Thence South 85° 32' 28" West two hundred eleven and seventy-six hundredths (211.76') to a mag nail;

Thence North 15° 27' 00" West along the centerline of State Route 49 a distance of one hundred fifty and six hundredths feet (150.06') to a mag nail;

Thence North 88° 50' 08" East along the north line of said Lot Number 10 a distance of two hundred forty-eight and forty-four hundredths feet (248.44') to THE TRUE POINT OF BEGINNING containing 0.738 acres of land of which 0.103 acres lies within the right-of-way of State Route 49 and within the Village of Fort Recovery corporation limits;

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number 7236, on September 14, 2017 and is on file with the Mercer County Tax Map Office.

**MINOR SUBDIVISION PLAT ATTACHED HERETO.**

PRIOR INSTRUMENT REFERENCE: Instrument No. 201400005512

TAX PARCEL NUMBER: 16-007900.0000

TAX MAP NUMBER: 13-16-252-007

The Grantors and Grantees herein agree that all taxes and assessments hereon shall be prorated as of the date of closing.

Executed and acknowledged at ~~January~~, Ohio, this 30<sup>th</sup> day of January, 2018.

Thomas R. Fisher  
Thomas R. Fisher  
Ivan J. Fisher  
Ivan J. Fisher

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

Before me, a Notary Public in and for said State, personally appeared the abovenamed Thomas R. Fisher, an unmarried person, and Ivan J. Fisher, an unmarried person, 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 30<sup>th</sup> day of January, 2018.



Brian A. Wagner  
Notary Public-State of Ohio  
My Comm. Exp. Dec. 27, 2019

Brian A. Wagner  
Notary Public, State of Ohio

*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

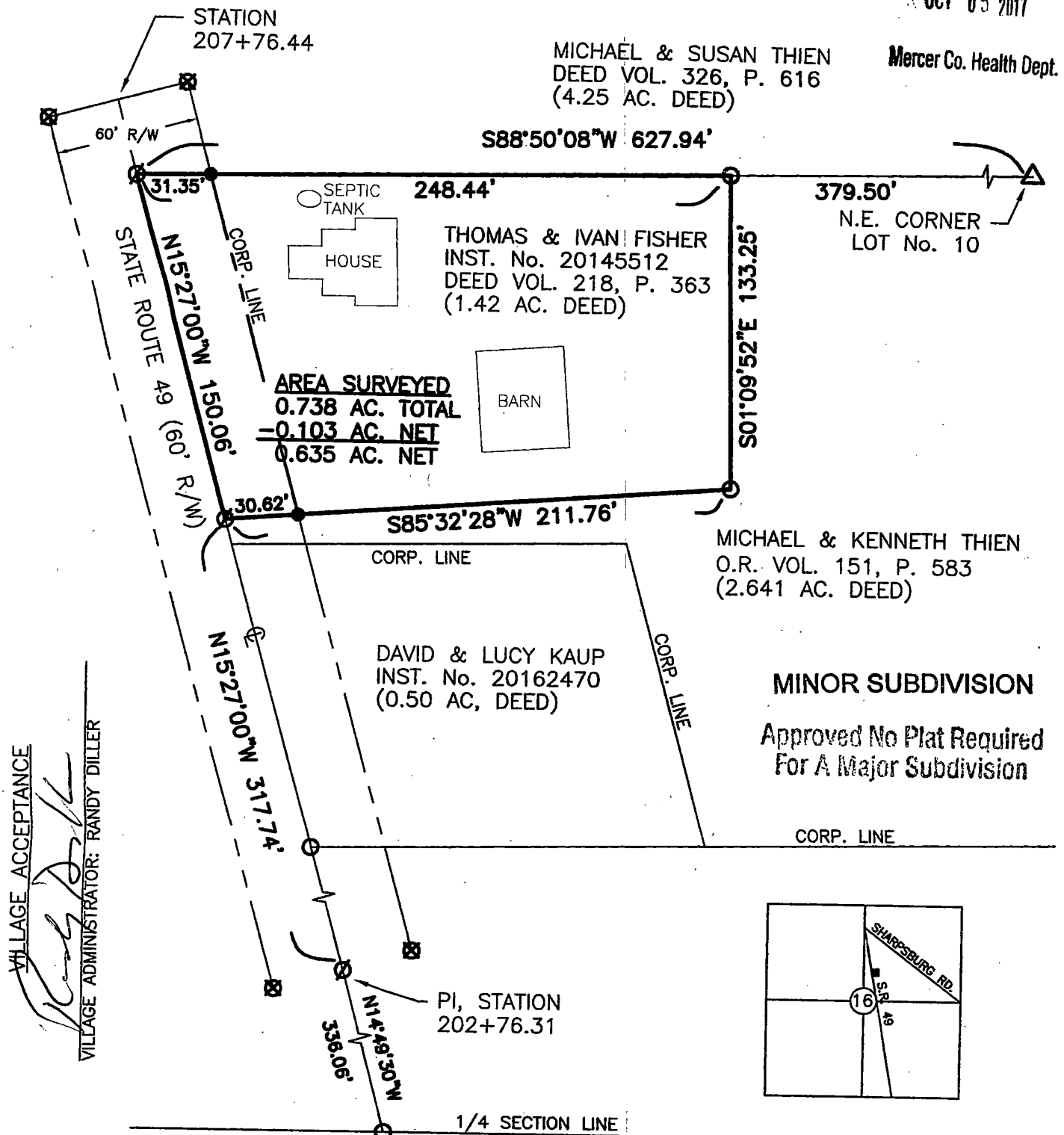
**SURVEY OF A 0.738 ACRE PARCEL OF LAND FOR FISHER**  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, T-15-N, R-1-E,  
GIBSON TWP., MERCER CO., OHIO

**PAID**

OCT 05 2017

Mercer Co. Health Dept.

MICHAEL & SUSAN THIEN  
DEED VOL. 326, P. 616  
(4.25 AC. DEED)



**PAID**

OCT 05 2017

MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

NOTES: THE S.R. 49 R/W IS WITHIN THE VILLAGE OF FT. RECOVERY CORPORATION LIMITS. THE REMAINDER OF THE AREA SURVEYED IS NOT IN THE CORPORATION LIMITS.

THE VILLAGE OF FT. RECOVERY HAS A SANITARY SEWER LINE AVAILABLE TO SERVICE THIS PARCEL.

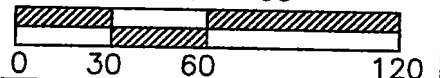
Surveyed By: Eric C. Thomas  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 9-14-17

References: BEARINGS FROM S.R. 49 CENTERLINE SURVEY. PREVIOUS SURVEY OF THE AREA BY THIS SURVEYOR DATED 06-05-98.

**LEGEND**

- Iron Pin Set
- Iron Pin Found
- ∅ Mag Nail Found
- ⊠ R/W Monument Found
- △ Stone Found

Scale: 1" = 60'



Part of NE 1/4 Sec. 16 T-15-N R-1-E GIBSON Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
Agency: Bd. of Health Twp. Zoning Officer Co. Engineer Permanent Parcel No.  
Date: 10-5-17 11-18-17 10-4-17

13-16B