

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 15 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 15 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 420⁰⁰
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 3-15-18
Deputy Aud. Date

GENERAL WARRANTY DEED

United Steel Workers of America Local 4839, its successors and assigns, *the Grantor, for valuable consideration paid, grants with general warranty covenants to The Atlas Group of Ohio, LLC whose tax mailing address is 3509 Philothea Road, Coldwater, Ohio 45828 the following REAL PROPERTY:*

Situated in the Village of Coldwater, in the County of Mercer, State of Ohio,
and being more particularly described as follows:

Being Lot Number Fifty-five, formerly Lot Number Seven (7) in Rigg's and Geller's Addition to the Village of Coldwater, Mercer County, Ohio, less and except Eighteen (18) feet off of the west side thereof according to the revised numbering as shown on the recorded plat of said Village

AND ALSO:

Being a part of Lot Number Fifty-four (54), Original Plat, Coldwater, Ohio, (said Lot also being known as Lot Number Six (6) in Riggs and Gellers Addition to Coldwater, Ohio), as the same is shown upon a plat of survey made October 9, 1965, by B.R. Gebhart, Registered Surveyor, to which plat reference is made for a more detailed description, and described as follows:

Beginning at an iron pipe set on the Northwest corner of Lot Number Fifty-four (54); thence Southerly along the East line of Lot Number Fifty-five (55), (said line also being the west line of Lot Number Fifty-four) One Hundred Thirty-two (132) feet to an iron pin set on the North line of Main Street, Village of Coldwater; thence Easterly along the North line of Main Street Thirty-nine and Ninety-two Hundredths (39.92) feet to a chisel mark in a concrete sign post base; thence Northerly and parallel with the West line of Lot Number Fifty-four (54)

One Hundred Thirty-two (132) feet to an iron pin set on the South line of an alley; thence Westerly along the North line of Lot Number Fifty-four (54), said line also being the South line of an existing alley, Thirty-nine and Ninety-two Hundredths (39.92) feet to point of beginning. Said tract being Thirty-nine and Ninety-two Hundredths (39.92) feet by One Hundred Thirty-two (132) feet all off the West side of Lot Number Fifty-four (54), Coldwater Village.

Grantee, its successors and assigns, agree that any building that is erected on the above described property hereafter will extend to the East lot line herein and that Grantee, its successors and assigns, agree to make all necessary provision for the protection of the West side of the building of Grantor's predecessor in title, which is located partially on the East part of said Lot Number Fifty-four (54) so that moisture and other damage to said building is avoided.

Parcel #: 05-039600.0000 and 05-039400.0000

Tax Map #: 08-28-482-009 and 08-28-482-010

Prior deed reference: Volume 234, Page 63 and Volume 249, Page 212 Official Deed Records of Mercer County Ohio.

In Witness Whereof, the said United Steel Workers of America Local 4839, its successors and assigns, by and through Thomas Tierney, Financial Secretary, Laurie Temple, Treasurer, and Matthew S. Denney, President, have hereunder set their hands this 8th day of MARCH, 2018

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Witness its hand this 8th day of MARCH, 2018.

United Steel Workers of America Local 4839, its successors and assigns

[Signature]
By: Thomas Tierney, Financial Secretary

Laurie Temple
By: Laurie Temple, Treasurer

[Signature]
By: Matthew S. Denney, President

State of Ohio
County of Mercer

BE IT REMEMBERED, that on this 8th day of MARCH, 2018 before me the subscriber, a NOTARY PUBLIC, in and for said county, personally appeared United Steel Workers of America Local 4839, its successors and assigns, by and through Thomas Tierney, Financial Secretary, Laurie Temple, Treasurer, and Matthew S. Denney, President, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their / its voluntary act and deed.

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



Shawn Dues
Notary Public

My commission expires 11/7/2020

This instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio, 45822 (419) 586-8120 **without benefit of title search.**