

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 16 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 16 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1995.00
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 3/16/2018
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

T & S GARWOOD FARMS, LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to **TIMOTHY B. LHAMON**, whose tax mailing address is 03421 Markley Road, St. Marys, Ohio 45885, the following real property:

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

Being the West Half (1/2) of the Northeast Quarter (1/4) of Section Eleven (11), Town Five (5) South, Range Three (3) East, containing Eighty (80) acres of land, more or less.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

Being a Ten (10) acre parcel of land located in the Northeast corner of the West One-half (1/2) of the Northeast Quarter (1/4) of Section Eleven (11), Town Five (5) South, Range Three (3) East, more particularly described as follows:

Beginning for the same at the Northeast corner of the West One-half (1/2) of the Northeast Quarter (1/4) of said Section Eleven (11), Town Five (5) South, Range Three (3) East; thence South Six Hundred Sixty (660) feet; thence West Six Hundred Sixty (660) feet; thence North Six Hundred Sixty (660) feet to the section line; thence East following the section line Six Hundred Sixty (660) feet to the place of beginning, containing Ten (10) acres of land, more or less, subject to all easements of record imposed thereon and all legal highways.

WARRANTY DEED (T & S GARWOOD FARMS, LLC TO TIMOTHY B. LHAMON)

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ALSO LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

Commencing at a Mag nail at the center of said Section Eleven (11), being the Point of Beginning; thence North $00^{\circ}48'51''$ East, Four Hundred Thirty-five and Thirty-three Hundredths (435.33) feet along the West line of the Northeast Quarter (1/4) of said Section Eleven (11) and passing through an iron pin with cap set at Twenty (20.00) feet to an iron pin with cap set; thence South $88^{\circ}53'32''$ East, Two Hundred Ninety-five and Nine Hundredths (295.09) feet to an iron pin with cap set; thence South $00^{\circ}48'51''$ West, Four Hundred Thirty-five and Thirty-three Hundredths (435.33) feet and passing through an iron pin with cap set at Four Hundred Fifteen and Thirty-three Hundredths (415.33) feet to a Mag nail set; thence North $88^{\circ}53'32''$ West, Two Hundred Ninety-five and Nine Hundredths (295.09) feet along the South line of the Northeast Quarter (1/4) of said Section Eleven (11), and also being the centerline of Davis Road, to the Point of Beginning, containing Two and Nine Hundred Forty-nine Thousandths (2.949) acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated August 29, 2003, on file in the County Engineer's Office.

Containing after said exceptions Sixty-seven and Fifty-one Thousandths (67.051) acres of land, more or less, subject to all easements of record imposed thereon and all legal highways.

Parcel No. 06-019500.0000

Map No. 06-11-200-001

Last Transfer: Instrument No. 201700005664, Recorder's Office of Mercer County, Ohio.

WARRANTY DEED (T & S GARWOOD FARMS, LLC TO TIMOTHY B. LHAMON)

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IN WITNESS WHEREOF, **TERRY L. GARWOOD** and **SCOTT L. GARWOOD**, being all the members of **T & S GARWOOD FARMS, LLC**, have hereunto set their hands this 14 day of MARCH, 2018.

T & S GARWOOD FARMS, LLC

Terry L. Garwood
Terry L. Garwood, Member

Scott L. Garwood
Scott L. Garwood, Member

STATE OF OHIO, COUNTY OF Mercer, SS:

On this 14 day of MARCH, 2018, before me, a Notary Public, personally came **TERRY L. GARWOOD** and **SCOTT L. GARWOOD**, being all the members of **T & S GARWOOD FARMS, LLC**, the grantor in the foregoing deed, who acknowledged that they, being thereunto duly authorized, did sign the foregoing deed and that the same is their free act and deed as such members and is the free act and deed of said limited liability company.

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

Bonnie L. Garrison
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 5-14-2018

Prepared by Steven P. Mielke, Attorney at Law, 425 E. Spring Street, St. Marys, Ohio 45885
corporation\t&s garwood farms\lhamon.deed