

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 19 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAR 19 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 140.00  
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 3/19/2018  
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantors, Paula Bryson and James Bryson, wife and husband, and LaDonna Compton and Phillip Compton, wife and husband, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, Eric M. Birt and Jennifer E. Birt, for their joint lives, remainder to the survivor of them, whose tax mailing address is 4805 Karafit Rd., Celina, OH 45822, the following real property:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the south half of the northeast quarter of Section 29, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a P.K. nail at the southeast corner of the northeast quarter of said Section 29 -

Thence, North 01°09'39" East, along the east line of the northeast quarter of said Section 29 and the centerline of Karafit Road, a distance of 550.00 feet to a Mag Nail -

Thence, North 88°39'41" West, a distance of 401.00 feet to a 5/8 inch iron bar-

Thence, South 01°09'39" West, a distance of 314.34 feet to a 5/8 inch iron bar-

Thence, South 88°39'41" East, a distance of 238.53 feet to a 5/8 inch iron bar-

Thence, South 01°09'39" West, a distance of 235.66 feet to a Mag Nail -

Thence, South 88°39'41" East, along the south line of the northeast quarter of said Section 29 and the centerline of County Road 219-A, a distance of 162.47 feet to the place of beginning.

Containing 3.773 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated July 13, 2005. On file in the County Engineer's Office.

Parcel No. 09-117500.0000

Tax Map No. 09-29-200-010

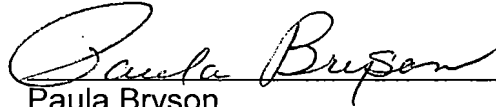
Last transfer appears in Volume 194, Page 2335, of the Mercer County, Ohio, Official Records.

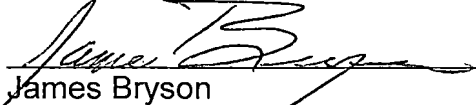
Grantees assume and agree to pay the June, 2018 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Paula Bryson and James Bryson, wife and husband, hereby release their dower interest in the premises.

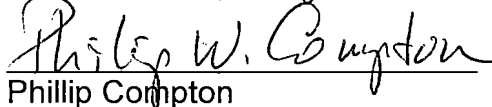
LaDonna Compton and Phillip Compton, wife and husband, hereby release their dower interest in the premises.

Witness our hands this 16 day of March, 2018.

  
Paula Bryson

  
James Bryson

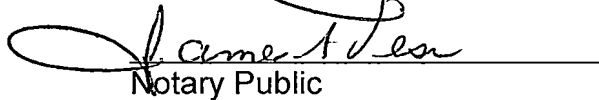
  
LaDonna Compton

  
Phillip Compton

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Paula Bryson and James Bryson, wife and husband and LaDonna Compton and Phillip Compton, wife and husband, 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 official seal, at Celina, Ohio, this 16 day of March, 2018.

  
Notary Public

JAMES A. TESNO, ATTORNEY AT LAW  
NOTARY PUBLIC FOR STATE OF OHIO  
My Comm. Expires 12/31/2020, C.O.P. 217

SEAL

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822