

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 04 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 04 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1925⁰⁰
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 4-4-18
Deputy Aud. Date

GENERAL WARRANTY DEED

JOYCE S. OLIVER, and THOMAS B. OLIVER, wife and husband, (hereinafter collectively referred to as the "Grantors"), for valuable consideration, paid, grant, with general warranty covenants, to **ROCKFORD ROAD DOG, LLC**, an Ohio limited liability company, whose tax mailing address is 849 Factory Road, Beavercreek, Ohio 45434, the following described real property:

See Legal Description Attached as Exhibit "A"

Prior Instrument Ref.: Volume 331, Page
885, and Volume 302, Page 506, of the Mercer
County, Ohio Deed Records.
Parcel No.: 080002000000
Property Address: 301 N Main Street Rockford, OH 45882
Map No: 02-16-151-005

This conveyance is subject to all legal highways, easements, restrictions, conditions, and covenants of record, all zoning restrictions, and all taxes and assessments not a lien on the property, which Grantee assumes and agrees to pay.

WITNESS my hand this 26 of March 2018.

GRANTORS:

Joyce S. Oliver
Joyce S. Oliver

Thomas B. Oliver
Thomas B. Oliver

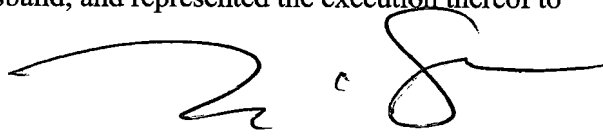
STATE OF OHIO
COUNTY OF Merion

) ss:
)

The foregoing instrument was acknowledged before me this 26 day of March, 2018, by Joyce S. Oliver and Thomas B. Oliver, wife and husband, and represented the execution thereof to be their free acts and deeds.



Mollie A. Schleucher
Notary Public, State of Ohio
Attorney at Law, No Expiration Date



Notary Public

This Document Prepared by: Cynthia P. McNamee, Esq., McNamee & McNamee, PLL, 2625 Commons Blvd., Beavercreek, Ohio 45431, (937) 427-1367.

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



CAUBLE & OLIVER SURVEY 1.055 ACRES

SITUATE IN THE VILLAGE OF ROCKFORD, N.W. QUARTER SECTION 16, T4S, R2E DUBLIN TOWNSHIP, MERCER COUNTY OHIO BEING PARTS OF LOTS 2, 3, 4 & 5 OF THE ORIGINAL PLAT OF ROCKFORD PLAT BOOK 1 PAGE 49 ALONG WITH A PORTION OF A VACATED ALLEY AND A PORTION OF VACATED WATER STREET AND BEING ALL THOSE LANDS OWNED BY CONNIE CAUBLE AND JOYCE & THOMAS OLIVER AS RECORDED IN DEED BOOK 331 PAGE 885 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at the southwest corner of Lot 5 of the Original Plat of Rockford as recorded in Plat Book 1 Page 49;

Thence, with the south line of said Lot 5 and the north right of way line of Front Street, South 88°57'16" East, 115.01 feet to a 1/2 inch iron pin found, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the east line of that part of Lot 5 owned by R. Searight as recorded in Deed Book 308 Page 306, North 00°57'49" East, 65.98 feet to an iron pin set in the south line of Lot 4 of said Original Plat of Rockford;

Thence, with the south line of said Lot 4, North 88°56'40" West, 2.10 feet to a 4 inch x 4 inch concrete monument found in the east line of that part of Lot 4 owned by J. Fremont as recorded in Official Record 86 Page 90;

Thence with the east line of said part Lot 4, North 01°16'16" East, 66.00 feet to a 4 inch x 4 inch concrete monument found in the south right of way line of a 16.50 foot wide alley;

Thence, with the south line of said alley, South 89°07'44" East, 61.97 feet to a Mag Nail set in the west line of a vacated portion of said alley;

Thence, with the west line of said vacated alley, North 00°10'06" East, 16.50 feet to a iron pin set;

Thence, with the north line of said vacated alley, North 89°07'44" West, 43.00 feet to a 4 inch x 4 inch concrete monument found in the east line of that part of Lot 3 of aforesaid Original Plat of Rockford, owned by JMF Equipment LTD as recorded in Instrument #201600003988;

Thence, with the east line of said part Lot 3, North 01°16'16" East, 66.00 feet to a 4 inch x 4 inch concrete monument found in the south line of Lot 2 of aforesaid Original Plat of Rockford;

Thence, with the south line of said Lot 2, North 89°00'52" West, 0.92 feet to an iron pin set in the east line of that part of Lot 2 owned by JMF Equipment LTD as recorded in Instrument #201600003988;

Thence, with the east line of said part Lot 2, North 00°39'30" East, 34.29 feet to an iron pin set in the south right of way line of Bridge Street (U.S. Route 33);

Thence, with the south right of way line of Bridge Street (U.S. Route 33), South 76°53'53" East, 3.00 feet to an iron pin set in at the northwest corner of a 0.007 acre tract of land owned by Dominion East Ohio as recorded in Deed Volume 229 Page 566;

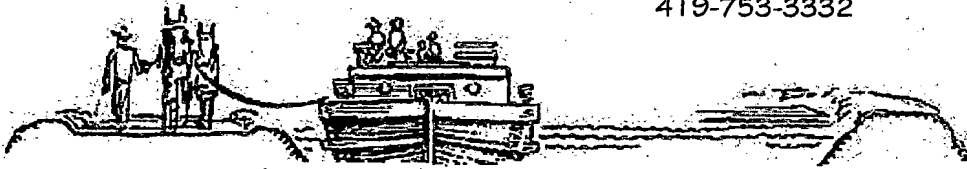
Thence, with the line of said 0.007 acre tract the following 3 courses:

1. South 01°16'16" West, 18.24 feet to a 1 inch iron pipe found;
2. South 88°47'24" East, 20.00 feet to a 1 inch iron pipe found;
3. North 01°16'16" East, 14.03 feet to a 1 inch iron pipe found;

Lock Two Surveying, LLP.

5166 Lock Two Rd.
New Bremen, Oh 45869
419-753-3332

Cell: Jenny Saintignon 419-733-9606
Chris Harmon P.S. 419-733-9607



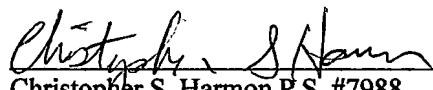
Thence, with the south right of way line of Bridge Street (U.S. Route 33), South 76°53'53" East, 176.24 feet to an iron pin set;

Thence, with the west right of way line of Main Street (State Route 118), South 00°09'44" West, 207.14 feet to a Mag Nail set;

Thence, with the south line of said Lot 5 and the north right of way line Front Street, North 88°57'16" West, 214.35 feet to the **True Point of Beginning** containing 1.055 acres more or less and being and being subject to all legal rights of ways easements, agreements and restrictions of record;

Basis of bearings are based upon the south line of Bridge Street (U.S. Route 33) being South 76°53'53" East and being Ohio State Plane North Zone 3401, NAD 83(2011ADJ.) as per a survey performed August, 2016 by Kyle Binkley and filed in the Mercer County Tax Map Office. Iron pins called as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in February, 2018 and filed in the Mercer County Tax Map Office.


Christopher S. Harmon P.S. #7988



3/15/18
Date