

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 11 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 11 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 930⁷⁰
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
Deputy Aud. Date

4-11-18

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT Rosenbeck Family Holdings, LLC, an Ohio Limited Liability Company GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **Justin N. Ross & Kimberly A. Ross**, Grantees, whose tax mailing address is 4975 State Route 219, Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate situated in the Township of Butler, County of Mercer, and State of Ohio, to wit:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of Section 27, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of said Section 27;

Thence, North 89° 57' 58" West, along the south line of the southeast quarter of said Section 27 and the centerline of State Route 219, a distance of 124.34 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument.

Thence, continuing, North 89° 57' 58" West, along the last described line, a distance of 300.08 feet to a Mag nail;

Thence, North 02° 20' 18" West, a distance of 232.72 feet to a 5/8 inch iron bar;

Thence, South, 89° 57' 58" East, a distance of 234.54 feet to a 5/8 inch iron bar;

Thence, South 00°21'08" West, a distance of 48.68 feet to a 5/8 inch iron bar;

Thence, South 89°17'37" East, a distance of 75.36 feet to a 3/4 inch iron bar;

Thence, South 00°00'20" West, a distance of 182.95 feet to the place of beginning.

Containing 1.542 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 December 5, 2005. On File in the County Engineer's Office.

Last Transfer: Instrument No. 201600001067 of the Official Records of the Mercer County Recorder's Office.

Tax ID# 03-022900.0200; Map# 08-27-477-009

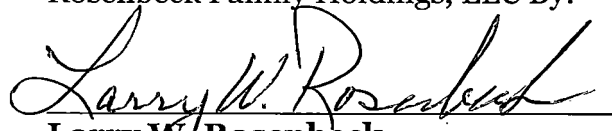
Real estate taxes shall be prorated to the date of closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever.

And the said Rosenbeck Family Holdings, LLC. does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that it will defend the same against all lawful claims of all persons whomsoever.

Signed and acknowledged by and through all of its designated members:

Rosenbeck Family Holdings, LLC By:


Larry W. Rosenbeck,
Designated Member

STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 6TH day of April, 2018, before me, the subscriber, a notary public in and for said state, personally came Larry W. Rosenbeck designated member of Rosenbeck Family Holdings, LLC, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio the 6TH day of April, 2018.



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018

Brad Brookhart
Notary Public

Instrument prepared by: Emily Gast-Schlater, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784