

Exemption paragraph, conveyance fee \$59.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
[Signature] 4/20/18
Deputy Aud. Date

~~DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
APR 19 2018
MERCER COUNTY
TAX MAP DEPARTMENT~~

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
APR 20 2018
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
APR 20 2018
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

GENERAL WARRANTY DEED

DFGC BLACK, LLC, an Ohio Limited Liability Company, the Grantors, for
valuable consideration paid, grant and convey with general warranty covenants to MBN
Properties LLC the Grantee, whose tax-mailing address is 7563 E Lincolnway,
Columbia City, IN 46725 the following described premises:

Being located in the Northwest Quarter of Section 13, Dublin Township, Town 4 South,
Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found at the Center of said Section 13;

Thence North 00°13'09" East along the East line of the Northwest Quarter of said
Section 13 and the approximate centerline of United States Route 127, a distance of one
thousand five hundred forty-nine and twenty hundredths feet (1549.20) to a Mag Nail
Found;

Thence North 89°29'35" West a distance of four hundred twenty-three and eighty-five
hundredths feet (423.85') to an Iron Pin Set, marking the TRUE POINT OF
BEGINNING;

Thence continuing North 89°29'35" West a distance of one hundred fifty and zero
hundredths feet (150.00') to an Iron Pin Set;

Thence North 00°30'25" East a distance of two hundred and zero hundredths feet
(200.00') to a Mag Nail Set, passing an Iron Pin Set at 170.00';

Thence South 89°29'35" East along the approximate centerline of Shelley Road, a
distance of one hundred fifty and zero hundredths feet (150.00') to a Mag Nail Set;

Thence South 00°30'25" West a distance of two hundred and zero hundredths feet
(200.00') to the TRUE POINT OF BEGINNING, passing an Iron Pin Set at 30.00',
containing **0.689 Acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201600003924

Parent
Tax# 07-028700.0000
Map# 02-13-100-014

Split *Q*
Tax# 07-28700.0300
Map# 02-13-100-016

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in
January of 2017 and is one file with the Mercer County Engineers Office.

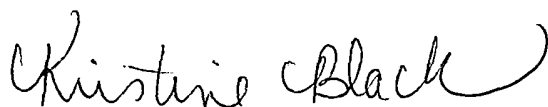
Grantee agrees to be liable for and pay the real estate taxes and assessments due
and payable commencing on the date of recording this document, and all thereafter.

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

MINOR SUBDIVISION

Grantor grants and conveys all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **MBN Properties, LLC**. And the said **DFGC BLACK LLC, an Ohio Limited Liability Company** do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **DFGC BLACK LLC, an Ohio Limited Liability**, have hereunto set their hands on this 12th day of April, 2018.



Kristine Black, single member of DFGC Black, LLC


State of Ohio
County of

Mercer

ss:

BE IT REMEMBERED, that on this 12th day of April, 2018 before me the subscriber, a Notary Public in and for said county, personally came **DFGC BLACK LLC, an Ohio Limited Liability by Kristine Black, single member of DFGC Black, LLC**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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


Notary Public



Brandi M. Dubry
Notary Public • State of Ohio
My Commission Expires:
March 31, 2020
Recorded in Mercer County

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without the benefit of a title search.

SURVEY FOR DFGC BLACK, LLC

Approved by Mercer County Regional Planning Commission; No Approval or Plat Required under R.C. 711.133; FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY.

SHELLEY ROAD (R/W VARIES)
CENTRELINE OF SHELLEY ROAD
S89°29'35"E 1547.10'

S1A 1272+41.11 USR 127
S1A 5+00 SHELLEY ROAD

TRACT "B"
1,258 TOTAL ACRES
0.360 127 R/W ACRE
0.103 SHELLEY R/W ACRE
0.795 NET ACRES

TRACT "C"
0.689 TOTAL ACRES
0.103 127 R/W ACRE
0.586 NET ACRES

TRACT "D"
0.689 TOTAL ACRES
0.103 127 R/W ACRE
0.586 NET ACRES

PAID

FEB 10 2017

880-00-4465
MERCER COUNTY COMMISSIONERS
CELINA, OHIO
C. NASH

KEITH A. LYME
INSTRUMENT
#201500005035
77,902 ACRES

MINOR SUBDIVISION
4 Lots
Cable Mill

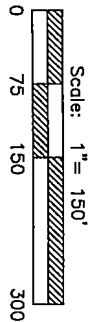
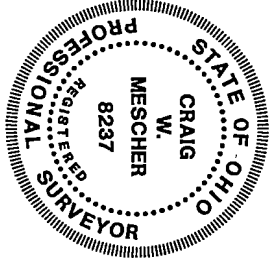
Approved No Plat Required
For A Major Subdivision

County Engineer
C. NASH 2-15-17

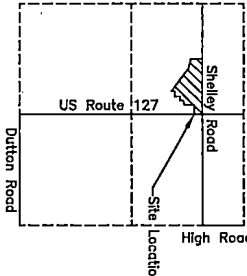
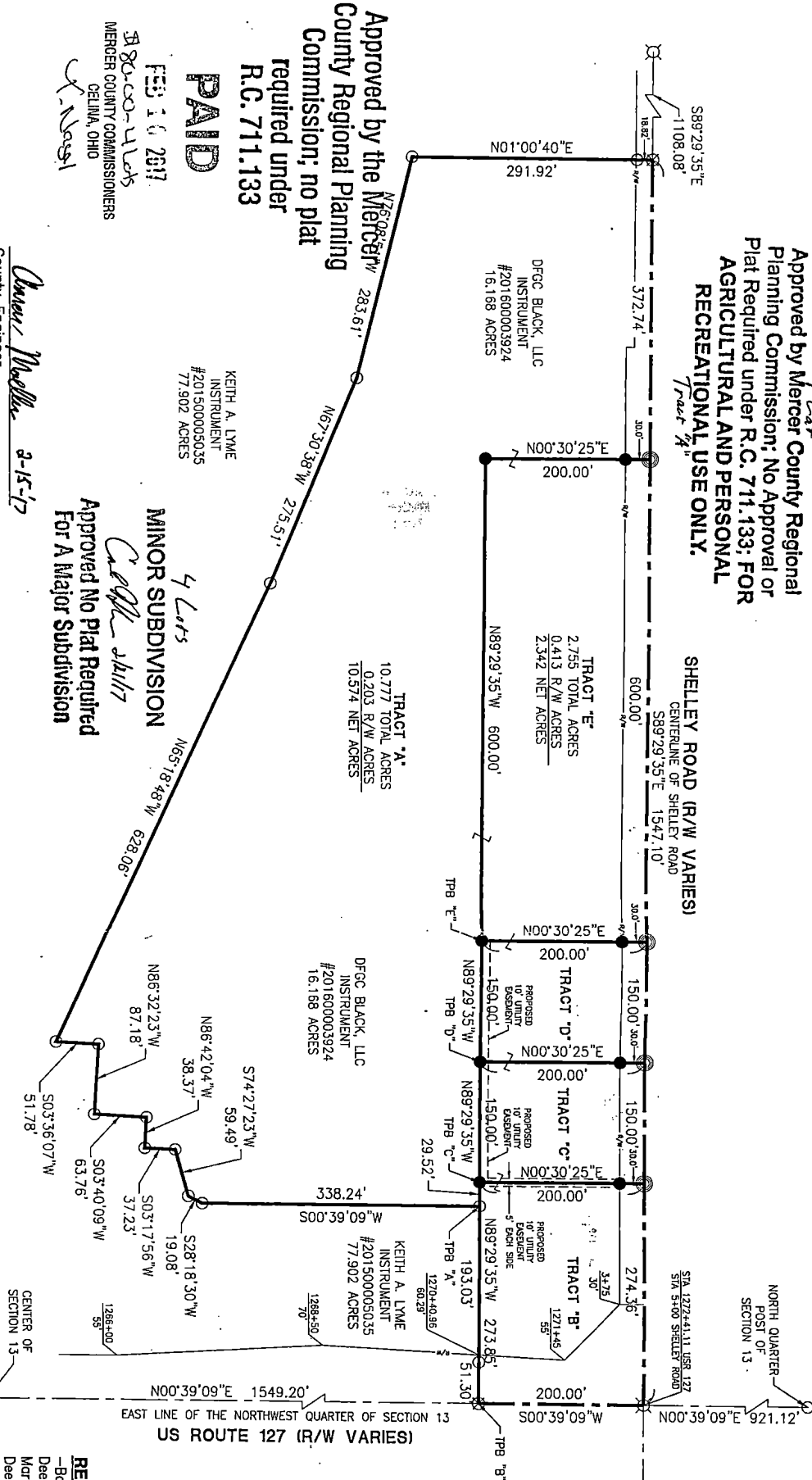
Health Department
C. NASH 2-16-17

Zoning Inspector
C. NASH

Surveyed By: C. NASH
Craig W. Mescher Reg. Surveyor No. 8237
January 31, 2017



OHIO
STATE
MERCER
COUNTY
DUBLIN
TOWNSHIP
NW 13
SECTION
4S
TOWN
2E
RANGE



NOTES

Sanitary Sewer will be extended to Tracts "B", "C", "D", and "E" by the owner.
A proposed 10' utility easement will be granted as shown on this survey.
Tract "A" will be "Recreational Use Only".
Tracts "B", "C", "D", and "E" will be "Separate Building Tracts".

REFERENCES

-Basis of Bearings-
Deerfield Construction Company Survey by Kent B. Marbough PS #7421 in August of 2011.
Deerfield Village Subdivision-Plat Cabinet 1 Page 229.
Survey of the NW 1/4 of Section 13 by Roy F. Thompson PS #5379 in February of 1999.
State Right of Way Plan
All deeds on record.

PROJECT # 216890.13
PACCESS
Engineering Solutions
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