

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 27 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 27 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1207⁵⁰
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

4-27-18

OHIO WARRANTY DEED

Know All Persons By These Presents

That, **Jon S. Caffee and Lisa K. Caffee, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**John Morreale and Cristine Morreale, Co-Trustees of the Living Trust of
John Morreale and Cristine Morreale dated November 22, 2016,**

whose tax mailing address is 12424 Indiana Ohio State Line Road, Willshire, Ohio 45898,
the following real property:

Situated in the **TOWNSHIP** of **BLACKCREEK**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

A parcel of land situated in the West one-half (½) of the Northwest quarter (¼) of Section 7,
Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and
more particularly described as follows:

Commencing at an existing stone and iron pin at the Northwest corner of the Northwest quarter
(¼) of Section 7, and thence South 01°-34'-54" West, along the West line of the Northwest
quarter (¼), Seven Hundred Seventy-four and 40/100 (774.40) feet to a point for the TRUE
PLACE OF BEGINNING.

Thence continuing South 01°-34'-54" West, along the foresaid West line, Two Hundred Twenty-
six and 60/100 (226.60) feet to a 5/8" rebar and cap set;

Thence South 88°-13'-45" East, passing thru a 5/8" rebar and cap set at 30.00 feet, One
Thousand Sixty-six and 53/100 (1066.53) feet to a 5/8" rebar and cap set on the East line of the
West one-half (½) of the Northwest quarter (¼);

Thence North 01°-47'-15" East, along the foresaid East line, Two Hundred Twenty-six and
60/100 (226.60) feet to a point, and

Thence North 88°-13'-45" West, One Thousand Sixty-seven and 35/100 (1067.35) feet to the
place of beginning. Containing 5.550 acres and subject to all legal road rights-of-ways and
easements of record.

Bearings are to an assumed meridian to denote angles only.

RECITAL: A survey of this parcel was made by Don N. Friemoth, Registered Professional
Surveyor No. 04981.

ALSO:

A parcel of land situated in the West one-half (½) of the Northwest quarter (¼) of Section 7,
Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and
more particularly described as follows:

Commencing at an existing stone and iron pin at the Northwest corner of the Northwest quarter
(¼) of Section 7, and thence South 01°-34'-54" West, along the West line of the Northwest
quarter (¼), Six Hundred Thirty-two and 00/100 (632.00) feet to a 5/8" rebar and cap set for the
TRUE PLACE OF BEGINNING.

Thence South 88°-36'-17" East, passing thru a 5/8" rebar and cap set at 30.00 feet, One Thousand Sixty-seven and 88/100 (1067.88) feet to a 5/8" rebar and cap set on the East line of the West one-half (1/2) of the Northwest quarter (1/4);

Thence South 01°-47'-15" West, along the foresaid East line, One Hundred Forty-nine and 40/100 (149.40) feet to a point;

Thence North 88°-13'-45" West, One Thousand Sixty-seven and 35/100 (1067.35) feet to a point on the West line of the Northwest quarter (1/4), and

Thence North 01°-34'-54" East, along the West line of the Northwest quarter (1/4), One Hundred Forty-two and 40/100 (142.40) feet to the place of beginning. Containing 3.576 acres and subject to all legal road rights-of-ways and easements of record.

Bearings are to an assumed meridian to denote angles only. A survey of this parcel was made by Don N. Friemoth, Registered Professional Surveyor No. 04981.

Minor Subdivision Map filed of record in Official Record Volume 72, Page 238, Mercer County Recorder's Records.

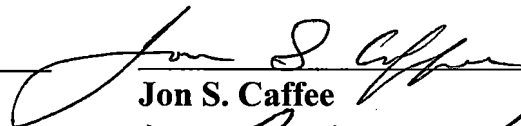
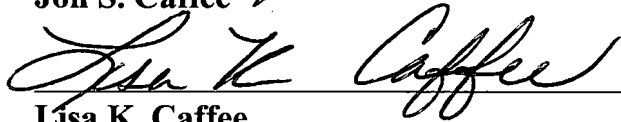
Tax Parcel I.D. #01-007900.0000 / Tax Map #01-07-100-002

Prior Instrument Reference: Official Record Volume 72, Page 227, and Official Record Volume 72, Page 237, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Jon S. Caffee and Lisa K. Caffee, husband and wife**, do hereby remise and release unto the said Grantee, their successors and assigns, all their right and expectancy of DOWER in the above described premises.


Dated: April 27, 2018


Jon S. Caffee

Lisa K. Caffee

STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jon S. Caffee and Lisa K. Caffee, husband and wife**, 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 Celina, Mercer County, Ohio, this 27th day of April, A.D. 2018.



Notary Public for Ohio
My Commission:
Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

This instrument prepared by: K NAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Hall Realty, 103 S. Main St., Celina, OH 45822