

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 16 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance fee \$ 861.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 5/16/18  
Deputy Aud. Date

**TRANSFERRED**

MAY 16 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*Know All Men by These Present*

### GENERAL WARRANTY WITH SURVIVORSHIP DEED

*The Grantors, BARRY J. PEEL and ROBERTA L. PEEL, husband and wife, married, for valuable consideration paid, the receipt of which is hereby acknowledged, does hereby grant to, ALLISON LUGINBILL, a married woman, whose tax mailing address is 5920 St. Rt. 707, Celina, Ohio 45822, grantee's heirs and assigns forever, the following described property:*

Situated in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situate in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South 88° 48' 05" East, Sixteen Hundred Sixty-nine and Six Hundredths (1,669.06) feet along the North line of the Northeast Quarter (1/4) of said Section Twenty-five (25), also being the centerline of State Route 707 to a MAG nail set as the Point of Beginning; thence continuing South 88° 48' 05" East, Two Hundred (200.00) feet along the last described line to a MAG nail set; thence South 01° 11' 55" West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet passing through an iron pin with cap set at Thirty (30.00) feet to an iron pin with cap set; thence North 88° 48' 05" West, Two Hundred (200.00) feet to an iron pin with cap set; thence North 01° 11' 55" East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet passing through an iron pin with cap set at Five Hundred Fourteen and Fifty Hundredths (514.50) feet to the Point of Beginning, containing 2.500 acres of land, more or less, subject to all valid easements and right-of-way.

All Bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated October 25, 1999, on file in the County Engineer's and Recorder's offices.

ALSO, being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South  $88^{\circ} 48' 05''$  East, Eighteen Hundred Sixty-nine and Six Hundredths (1869.06) feet along the North line of the Northeast Quarter (1/4) of said Section Twenty-five (25), also being the centerline of State Route 707 to a MAG nail, being the POINT OF BEGINNING; thence continuing South  $88^{\circ} 48' 05''$  East, Twenty-seven and Fifty Hundredths (27.50) feet along the last described line to a point; thence South  $01^{\circ} 11' 55''$  West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet to a point; thence North  $88^{\circ} 48' 05''$  West, Twenty-seven and Fifty Hundredths (27.50) feet to an iron pin with cap; thence North  $01^{\circ} 11' 55''$  East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet and passing through an iron pin with cap at Five Hundred Fourteen and Fifty Hundredths (514.50) feet to the POINT OF BEGINNING, containing 0.344 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated December 29, 2006, on file in the County Engineer's Office.

ALSO, being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South  $88^{\circ} 48' 05''$  East, Sixteen Hundred Sixty and Fifty-six Hundredths (1660.56) feet along the North line of the Northeast Quarter (1/4) of Section Twenty-five (25), also being the centerline of State Route 707 to a point, being the POINT OF BEGINNING; thence continuing South  $88^{\circ} 48' 05''$  East, Eight and Fifty Hundredths

(8.50) feet along the last described line to a MAG nail; thence South 01° 11' 55" West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet and passing through an iron pin with cap at Thirty (30.00) feet to an iron pin with cap; thence North 88° 48' 05" West, Eight and Fifty Hundredths (8.50) feet to a point; thence North 01° 11' 55" East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet to the POINT OF BEGINNING, containing 0.106 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated December 29, 2006, on file in the County Engineer's Office.

Minor subdivision recorded Vol. OR103, Page 422

**MINOR SUBDIVISION**

Parcel #07-049800.0200

Map #02-25-200-003

PRIOR INSTRUMENT REFERENCE: Instrument No. 200700002243, Deed Records, Recorder's Office, Mercer County, Ohio.

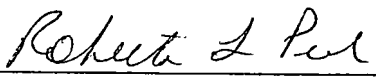
*Real estate taxes to be prorated to the day of closing. Grantee assumes and agrees to pay the real estate taxes and assessments due and payable thereafter.*

*Grantors, each individually and respectively, **BARRY J. PEEL and ROBERTA L. PEEL**, husband and wife, hereby releases all rights and expectancy to dower rights to the said property.*

*Grantor covenants that it is lawfully seized of the premises and that grantor has the right to convey the premises to grantee. Grantor does hereby warrant generally that the title here conveyed is clear, free and unencumbered.*

BARRY J. PEEL and ROBERTA L. PEEL, have executed and placed their hands at Celina,  
Ohio this on 15 day of May, 2018.

  
BARRY J. PEEL

  
ROBERTA L. PEEL

STATE OF OHIO, COUNTY OF MERCER, ss:

Be it remembered that on this 15<sup>th</sup> day of May, 2018, sworn and subscribed before me,  
a notary in and for said county, personally came BARRY J. PEEL and ROBERTA L. PEEL, husband  
and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary  
act and deed.

Witness my official seal and signature affixed on the 15<sup>th</sup> day of May, 2018.



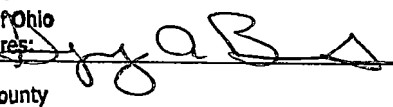
**Gregory A. Bruns**

Notary Public • State of Ohio

My Commission Expires:

May 5, 2023

Recorded in Mercer County

  
This instrument prepared by: Molli A. Schleucher, Attorney at Law,  
119 S. Main St., Celina, OH 45822. P 567-890-7300. Peel-luginbill/mas