

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 18 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 18 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 35.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 5/18/2018
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Catherine A. Frazier, aka Catherine Frazier, unmarried, of Mercer County,
Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

Mercer Development, L.P., an Ohio Limited Partnership
its successors and assigns forever
whose tax mailing address is 8583 State Route 219, Celina, Ohio 45822

the following described real estate:

Situated in the southwest quarter of Section 24, Franklin Township, T6S, R3E, Mercer
County, Ohio; to-wit:

Commencing at the monument box at the southwest corner of said Section 24
(intersection of Behm Road and State Route 219); thence N 01°28'42" E, 1485.36 feet,
(assumed bearing) along the west line of said southwest quarter (centerline of Behm
Road) to a set mag nail (mn) and the place of beginning; thence N 01°28'42" E, 100.00
feet, continuing on said line to a set mn; thence S 88°31'16" E, 167.01 feet, to the center
of a boat channel, passing a set #5 rebar on the east right of way line of Behm Road at
16.50 feet and a set #5 set reference rebar at 129.51 feet; thence S 01°28'44" W, 100.00
feet, on the center of the boat channel; thence N 88°31'16" W, 167.01 feet, the place
of beginning passing a set #5 reference rebar at 37.50 feet and passing a set #5 rebar on
the east right of way line of Behm Road at 150.51 feet.

Containing 0.383 acres, more or less, Bacon & Associates, LLC, Clayton T. Bacon,
PS 6179, 4-27-05.

Subject however, to all legal highways, and subject to, and with the benefit of all
restrictions, conditions, limitations, reservations, easements, rights of way and
covenants of record, if any, and to zoning restrictions which have been imposed
thereon, if any, and specifically the covenants and restrictions set forth in Instrument
#200600004549 in the Mercer County Recorder's Office.

Deed Reference: Instrument #201700002583, Mercer County Recorder's Office.

Tax ID #09-110900.0204
Tax Map #09-24-301-010

Real estate taxes and assessments are prorated to date of closing.

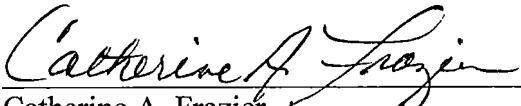
All ownership in the above described property transferred to Catherine A. Frazier as
the surviving spouse of Gregory P. Frazier, aka Gregory Frazier pursuant to Instrument
#201700002583 and #200800002823.

And 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

MINOR SUBDIVISION

Grantee, **Mercer Development, L.P.**, its successors and assigns forever. And the said Grantor, **Catherine A. Frazier**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

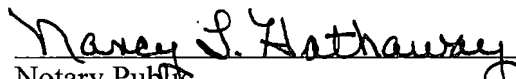
IN WITNESS WHEREOF, the said **Catherine A. Frazier, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 17 day of May, 2018.


Catherine A. Frazier

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 17 day of May, 2018, before me, the subscriber, a notary public in and for said State, personally **Catherine A. Frazier, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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


Notary Public

