

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 14 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFER NOT NECESSARY**

JUN 14 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**\*CORRECTED\***

## 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°39'09" 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 References: Instrument # 201800001801 recorded 4/20/18 and Instrument #201600003924

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

Split  
Tax# 07-028700.0300  
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.

**\*This deed is reconveyed to correct the legal description.\***

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.

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 13 day of June, 2018.

*Kristine Black*

Kristine Black, single member of DFGC Black, LLC

State of Ohio

County of Mercer ss:

**BE IT REMEMBERED**, that on this 13 day of June, 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.

*[Signature]*  
Notary Public



**BETTY DU BRY**  
NOTARY PUBLIC - STATE OF OHIO  
MERCER COUNTY  
My Commission Expires September 8, 2019

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.