

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 17 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 17 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 420.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 7/17/2018
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT DEBORA S. BERRY AND ROBERT DEAN BERRY JR., Wife and Husband, the GRANTORS, of Mercer County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to MIKENZIE LYNDON LUGINBILL AND KAYLA SUE SCHLARMAN, the GRANTEES, whose tax-mailing address is 4373 US 33 Rockford, OH 45882, the following real property:

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

Being part of the Northeast Quarter (1/4) of Section Twenty-one (21), Town Four (4) South, Range Two (2) East and part of the Southeast Quarter (1/4) of Section Sixteen (16), Town Four (4) South, Range Two (2) East and more particularly described as follows:

Commencing at an intersection of the centerline of U.S. Route 33 and the East line of Section Twenty-one (21); thence with the centerline of U.S. Route 33 North 59° 12' West One Thousand Four Hundred Twenty-two and Seven Hundredths (1,422.07) feet to a railroad spike, said point being the PLACE OF BEGINNING for this description; thence continuing with the centerline of U.S. Route 33 North 59° 12' West Eighty-seven (87) feet to a PK nail; thence North 0° 45' East Two Hundred Forty-three and Seventy-eight Hundredths (243.78) feet to point "B"; thence South 89° 15' East One Hundred Twenty-eight and Ninety-five Hundredths (128.95) feet to an iron pin; thence South 3° 31' West One Hundred Nine and Sixty Hundredths (109.60) feet to an iron pin; thence North 85° 39' West Nine and Twenty-five Hundredths (9.25) feet to an iron pipe; thence South 15° 6' West One Hundred Eighty-two and Forty-five Hundredths (182.45) feet to a railroad spike, the place of beginning, containing Sixty-seven Hundredths (0.67) of an acre of land, more or less, subject to all legal highways and easements and conditions of record.

Tax Parcel No. 07-031500.0000

Map No. 02-16-400-011

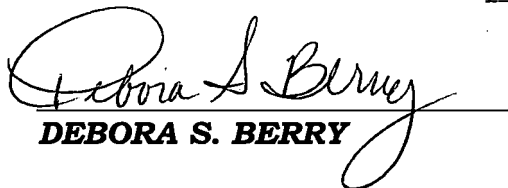
and excepting all easements of record or apparent.

Taxes are to be prorated to the date of closing.

Prior Instrument Reference: Instrument No. 201400002135, Official Records of the County Recorder of Mercer County, State of Ohio.

Grantors release all rights of dower therein, if any.

WITNESS their hands this 12th day of July, 2018.

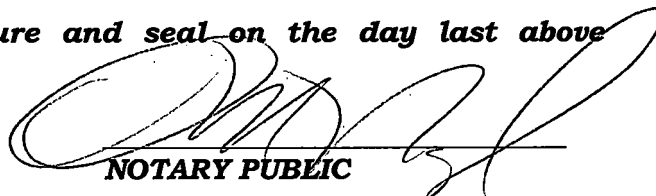

DEBORA S. BERRY


ROBERT DEAN BERRY JR.

**STATE OF OHIO :
COUNTY OF MERCER : SS.**

On this 12th day of July, 2018, before me, a notary public in and for said County, personally came DEBORA S. BERRY AND ROBERT DEAN BERRY JR., Wife and Husband, the Grantors, in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.


NOTARY PUBLIC

(No Check of the Record Title was made, as none was requested by the Grantor or Grantee.)

**THIS INSTRUMENT PREPARED BY:
Dillon W. Staas IV
Attorney at Law
Registration No. 0084951
DILLON W. STAAS IV CO., L.P.A.
101 East Main Street
Van Wert, OH 45891
Telephone: (419) 238-0180**



**ANN M NAGEL
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-04-19**