

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 23 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 23 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 604.10  
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 7/23/2018  
Deputy Aud. Date

**OHIO WARRANTY DEED**

**Know All Men By These Presents**

That, Mark E. Stephenson and Twyla J. Stephenson, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

**Edwin M. Shawver**

whose tax mailing address is: 761 State Route 707, Rockford, Ohio 45882, the following real property:

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

Being a part of Parcel #01-038700.0000 (Prior Deed Referenced in Instrument #201700004911) & a part of Parcel #01-038700.0100 (Prior Deed Referenced in Instrument #200600000140) and being a part of the W 1/2 of the SE 1/4 of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, more particularly described as follows:

Beginning at an existing #5 Rebar at the SW corner of the SE 1/4 of Section 29; thence the following courses:

1. N 01°-44'-47" E with the W line of the SE 1/4 of Section 29, 291.51' to set #5 Rebar, passing an existing #5 Rebar at 34.95';
2. S 88°-45'-43" E, 333.61' to a set #5 Rebar;
3. S 01°-44'-47" W, 291.51' to a Mag Nail set on the S line of the SE 1/4 of Section 29 (centerline of State Route 707), passing a #5 Rebar set at 261.51';
4. N 88°-45'-43" W with said fractional section line, 333.61' to the POINT OF BEGINNING.

The above described parcel contains 2.232 acres, more or less, which 2.075 acres are in Parcel #01-038700.0000 and 0.157 acres are in Parcel #01-038700.0100, and of which 0.230 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on June 15, 2018. All markers called for above are in place.

SUBJECT to the following Ingress/Egress Easement:

Being a part of Parcel #01-038700.0100 and being a part of the W 1/2 of the SE 1/4 of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio ( Prior Deed Referenced in Instrument #200600000140), more particularly described as follows:

Commencing at an existing #5 Rebar at the SW corner of the SE 1/4 of Section 29; thence S 88°-45'-43" E with the S line of the SE 1/4 of Section 29 (centerline of State Route 707), 313.61' to a point; thence the following courses:

1. N 01°-44'-47" E, 291.51' to a point;

MINOR SUBDIVISION SURVEY TO BE RECORDED WITH THIS DOCUMENT

- 2. S 88°-45'-43" E, 20.00' to a set #5 Rebar;
- 3. S 01°-44'-47" W, 291.51' to a Mag Nail set on the S line of the SE ¼ of Section 29 (centerline of State Route 707), passing a #5 Rebar set at 261.51';
- 4. N 88°-45'-43" W with said fractional section line, 20.00' to the POINT OF BEGINNING.

The above described parcel contains 0.134 acres, more or less, and has the sole purpose of creating an ingress/egress easement and is not intended for the transfer of ownership of real estate.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on June 15, 2018. All markers called for above are in place.

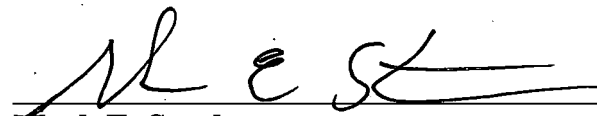
Parent Tax Parcel #01-038700.0000 and #01-038700.0100  
Split Tax Parcel #01-038700.0200  
Parent Tax Map #01-29-400-001 and #01-29-400-006  
Split Tax Map #01-29-400-007

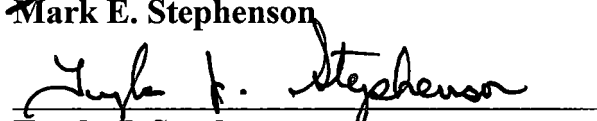
Prior Instrument Reference: Official Record Volume 208, Page 1023 and Instrument #201700004911, Mercer County Recorder's Records.

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

And for valuable consideration **Mark E. Stephenson and Twyla J. Stephenson, husband and wife**, do hereby remise and release unto the said Grantee, his and assigns, all their right and expectancy of DOWER in the above described premises.

7/18/18  
Dated

  
Mark E. Stephenson

  
Twyla J. Stephenson

**SEE ATTACHED**

**STATE OF CALIFORNIA - COUNTY OF ORANGE – ss:**

See Acknowledgment attached hereto and incorporated herein by reference the same as if fully rewritten herein.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange

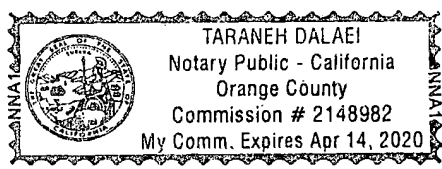
On July 18<sup>th</sup> 2018 before me, Taraneh Dalaei, Notary Public  
(Here insert name and title of the officer)

personally appeared Mark E. Stephenson & Tyler J. Stephenson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Taraneh Dalaei  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

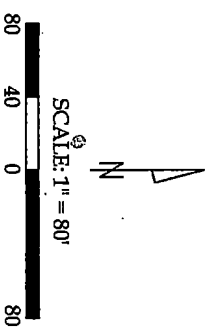
DESCRIPTION OF THE ATTACHED DOCUMENT  
Ohio Warranty  
(Title or description of attached document)  
Deed  
(Title or description of attached document continued)  
Number of Pages two Document Date 7-18-18

CAPACITY CLAIMED BY THE SIGNER  
 Individual (s)  
 Corporate Officer  
  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



**PAID**  
 JUL 03 2018  
 MERGER COUNTY COMMISSIONERS  
 CELINA, OHIO

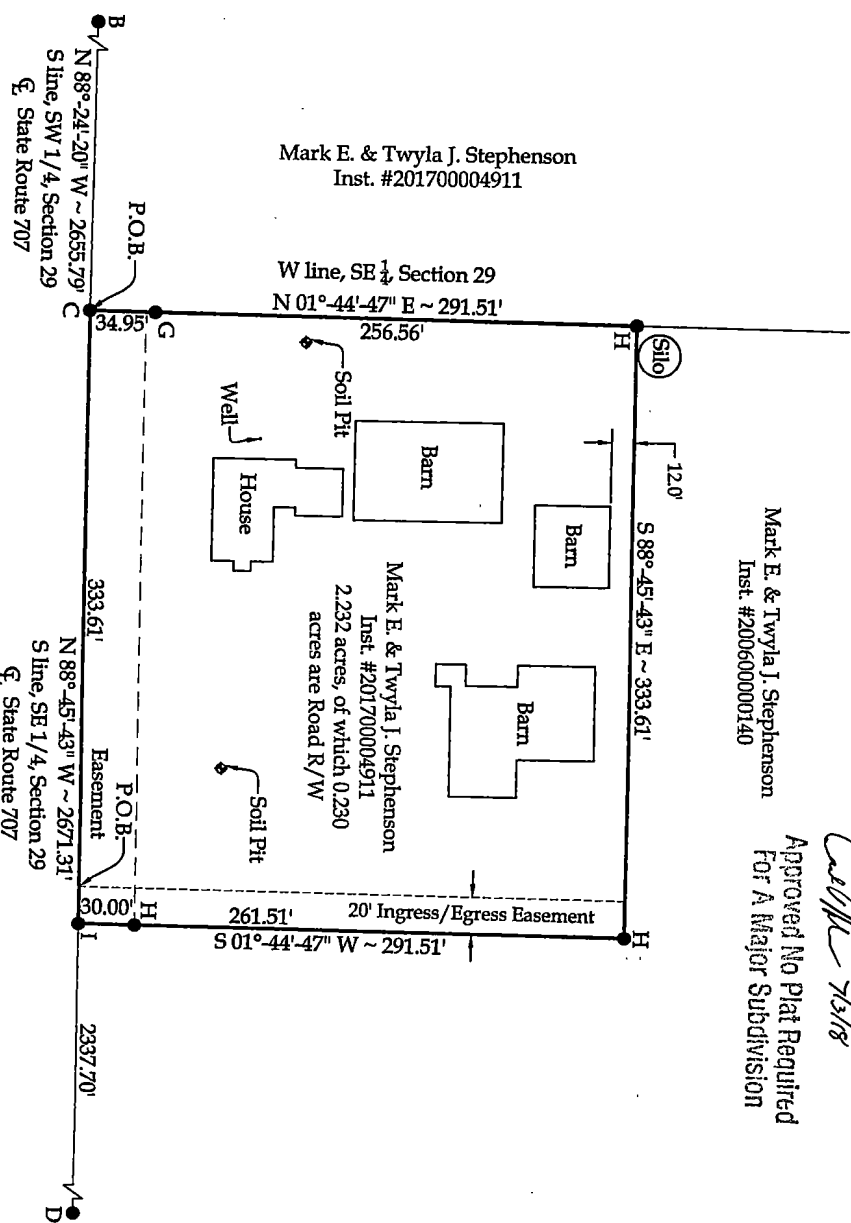
Survey of a part of Parcel #01-038700.0000 & a part of Parcel #01-038700.0100 and being a part of the W 1/2 of the SE 1/4 of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio.  
 (Prior Deeds Referenced in Instrument #201700004911 & 200600000140)

*1/2*  
**MINOR SUBDIVISION**  
*Coyle 7/3/18*  
 Approved No Plat Required  
 For A Major Subdivision

Mark E. & Twyla J. Stephenson  
 Inst. #200600000140

Mark E. & Twyla J. Stephenson  
 Inst. #201700004911

W line, SE 1/4 Section 29  
 N 01°-44'-47" E ~ 291.51'



Legend

- A = Existing #5 Rebar at the NW corner of the SW 1/4 of Section 29
- B = Existing #5 Rebar at the SW corner of Section 29
- C = Existing #5 Rebar at the SW corner of the SE 1/4 of Section 29
- D = Existing #5 Rebar at the SE corner of Section 29
- E = Existing #5 Rebar at the NE corner of the SE 1/4 of Section 29
- F = Existing #5 Rebar at the NE corner of Section 29
- G = Existing #5 Rebar
- H = Set #5 Rebar
- I = Set Mag Nail

Approved by:

*Rena O'Key* 6-28-18  
 Blackcreek Township Zoning Inspector

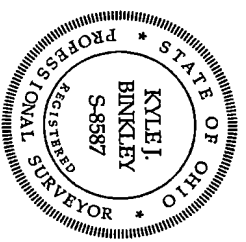
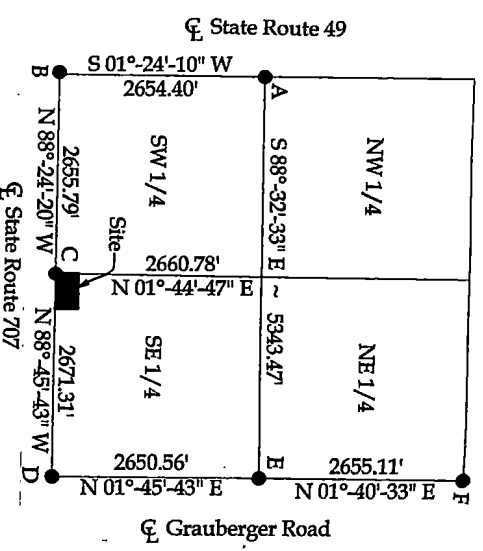
*[Signature]* 7-3-18  
 County Health Department

**PAID**

JUL 03 2018

Mercer Co. Health Dept.

*James A. Wiechart* 7-3-18  
 Mercer County Engineer



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on June 15, 2018.

Kyle J. Binkley, P.S. #8587



121 W. Auglitz Street  
 Wapakoneta, Ohio 45385  
 (419) 236-3768

CLIENT:	Mark Stephenson		
SURVEYED BY:	K.J.B.	DATE:	06-15-2018
DRAWN BY:	K.J.B.	CHECKED BY:	K.J.B.
SCALE:	1" = 80'	PAGE OF:	1 3

**NOTE:** All distances on this plat are measured unless otherwise noted.

**BASIS OF BEARINGS:** The bearings on this plat are based on the Ohio State Plane - North Coordinate System NAD83 (2011). Based on the S line of the SE 1/4 of Section 29 (centerline of State Route 707) you would have to rotate the bearings on this plat 00°-01'-23" in the clockwise direction to be in the Mercer County Local Coordinate Datum.