

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 ½ of the SE ¼ 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 ¼ of Section 29; thence the
following courses:

1. N 01°-44'-47" E with the W line of the SE ¼ 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 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, 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 ½ of the SE ¼ 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 ¼ of Section 29; thence S 88°-
45'-43" E with the S line of the SE ¼ 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;

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

MINOR SUBDIVISION

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.

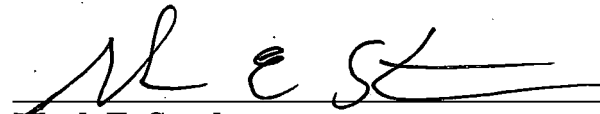
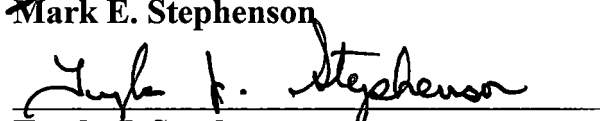
Parent Tax Parcel #01-038700.0000 and #01-038700.0100
Split Tax Parcel #01-038700.0200
Parent Tax Map #01-29-400-001 and #01-29-400-006
Split Tax Map #01-29-400-007

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 }

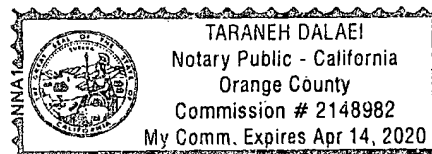
On July 18th 2018 before me, Taraneh Dalaei, Notary Public
(Here insert name and title of the officer)
 personally appeared Mark E. Stephenson & Tyler J. Stephenson
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) ~~is~~/are subscribed to the within instrument 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

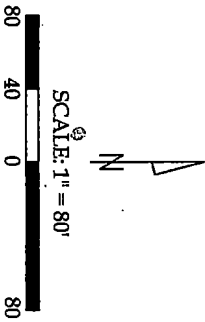
(Title)

- ☐ 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.

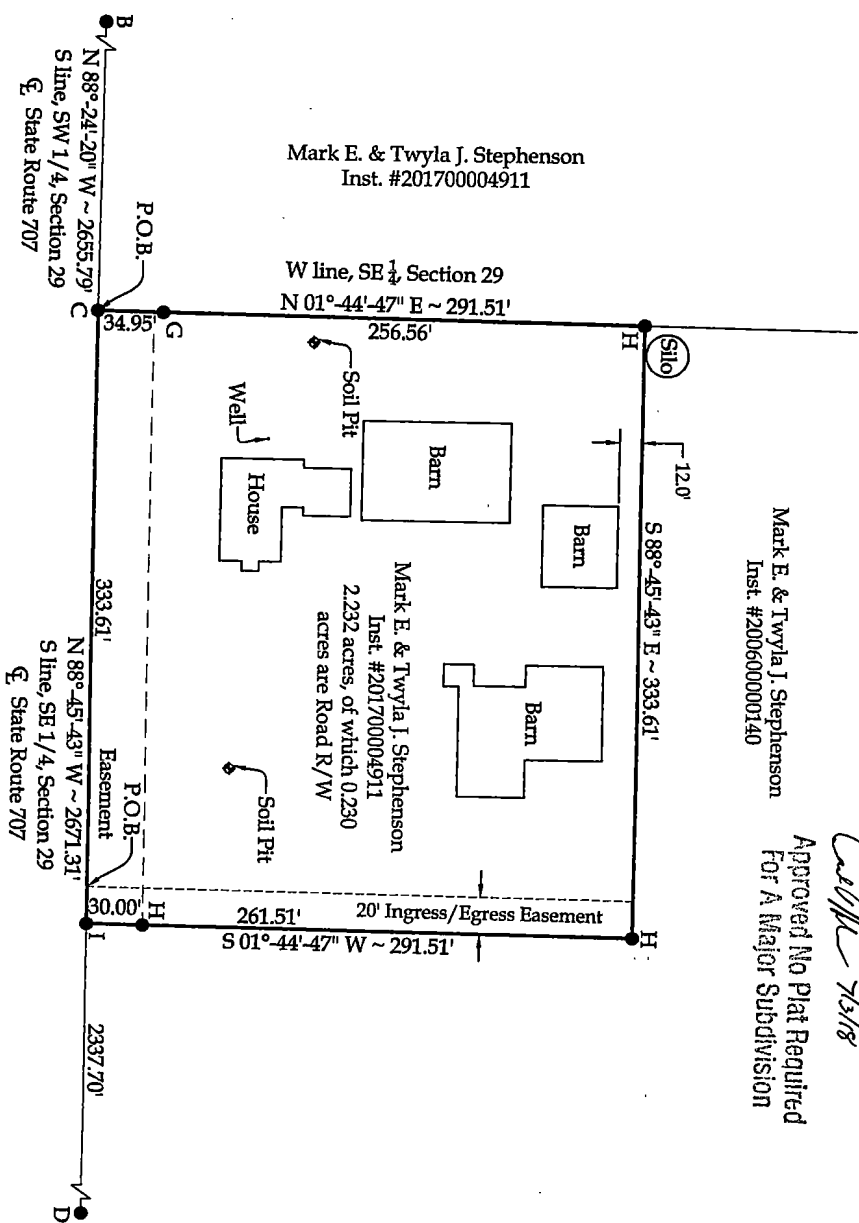


PAID
JUL 03 2018
MERCER COUNTY COMMISSIONERS
CELINA, OHIO

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

Mark E. & Twyla J. Stephenson
Inst. #200600000140
Approved No Plat Required
For A Major Subdivision



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

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

Mark E. & Twyla J. Stephenson
Inst. #201700004911
2.232 acres, of which 0.230
acres are Road R/W

Soil Pit
House
Well
Barn

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.

PAID

JUL 03 2018

Mercer Co. Health Dept.

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

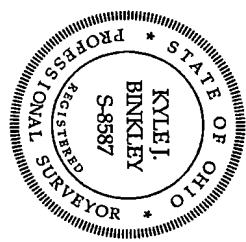
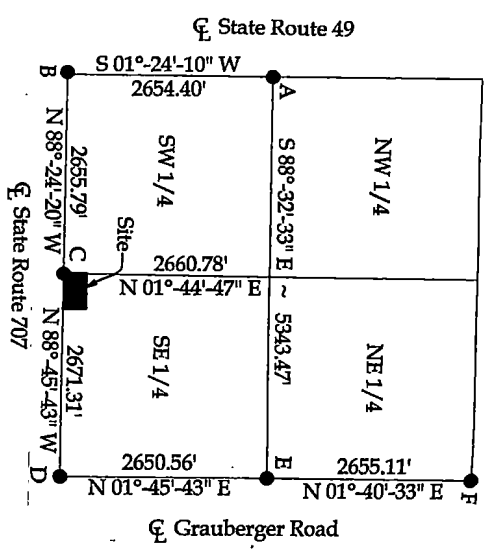
Approved by:

Denise O'Keefe
Blackcreek Township Zoning Inspector
6-28-18

James A. Wiechart
County Health Department
7-3-18

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

Section 29



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. Auglaize Street
Wapakoneta, Ohio 45385
(419) 236-3768

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