

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 28 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 28 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 350⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Kp 8.28-18
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT JANEANE NORRIS, an Unmarried Adult, the GRANTOR, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to them paid by GRAND PROPERTY HOLDINGS, LLC, the GRANTEE, whose address is P.O. Box 92, Montezuma, OH 45866, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said GRAND PROPERTY HOLDINGS, LLC, the GRANTEE, the following described Real Estate situate in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

Situated in the Northwest Quarter of the Southwest Quarter of Section Thirty (30), Township Six (6) South, Range Three (3) East and being a part of a 26.64 acre tract of land described in Mercer County Deed Records Volume 209, Page 434 and being more particularly described as follows:

Beginning at a stone at the Northeast corner of the Northwest Quarter of the Southwest Quarter of aforesaid Section 30; thence South 0° 36' West along quarter quarter section line a distance of Eight Hundred Eighty and Thirty Hundredths (880.30) feet to the centerline of State Route 219; thence South 73° 03' West along centerline of said State Route 219 a distance of Six Hundred Eighty-four and Seventy-seven Hundredths (684.77) feet to a railroad spike, said point being point of beginning; thence continuing on same course a distance of Two Hundred Nine and Eighty Hundredths (209.80) feet to a railroad spike at the Southeast corner of a 4.76 acre tract recorded in Volume 232, Page 596 of aforesaid Mercer County Deed Records; thence North 0° 38' East along East line of said 4.76 acre tract a distance of Seven Hundred Ninety and Zero Hundredths (790.00) feet to an iron pin at Northeast corner of said 4.76 acre tract; thence South 89° 22' East a distance of Two Hundred and Zero Hundredths (200.00) feet to an iron pin; thence South 0° 38' West a distance of Seven Hundred Twenty-six and Fifty-six Hundredths (726.56) feet to point of beginning containing 3.48 acres and being subject to the legal right-of-way of State Route 219.

Parcel No.: 09-126400.0000
Tax Map No.: 09-30-301-013

Last Transfer: Official Record Volume 316, Page 957 of Mercer County, Ohio Recorder's

Office and Official Record Volume 136, Page 889 of Mercer County, Ohio Recorder's Office.

and all the **Estate, Title and Interest** of said GRANTOR in and to the said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, forever.

And the said GRANTOR does hereby Covenant and Warrant that the title so conveyed is **Clear, Free and Unincumbered; and Further**, that she will **Defend** the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said JANEANE NORRIS, an Unmarried Adult, the GRANTOR, has hereunto set her hand this 27 day of August, in the year of our Lord two thousand and eighteen.

Janeane Norris
JANEANE NORRIS

STATE OF OHIO, COUNTY OF Mercer, ss:

Be it Remembered, That on this 27th day of August, in the year of our Lord two thousand and eighteen, before me, a subscriber, a Notary Public in and for said county, personally came JANEANE NORRIS, an Unmarried Adult, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

~~IN TESTIMONY WHEREOF~~ I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



PETER R. VAN ARSDALE
ATTORNEY AT LAW
Notary Public - State of Ohio
My commission has no expiration date.

Peter R. Van Arsdale
Notary Public

No examination of the Records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200