

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 30 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 30 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 70<sup>00</sup>  
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 8-30-18  
Deputy Aud. Date

## GENERAL WARRANTY DEED

**Travis E. Pond and Joelle Pond**, his wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grant with general warranty covenants to **Luginbill Investments, LLC**, whose tax mailing address is **9826 St. Rte. 49, Rockford, Ohio 45882** the following **REAL PROPERTY**:

Situated in the County of Mercer, State of Ohio, and in the Village of Rockford, bounded and described as follows:

Beginning at a point twenty-two (22) feet North of the Southeast corner of Lot Number Fifteen (15) in the South Addition to the Town of Shanes Crossing, now called Rockford, on Main Street; thence North nineteen (19) feet along Main Street; thence West on a parallel line with Pearl Street sixty (60) feet; thence South eight (8) feet; thence West on a parallel line with Pearl Street to the alley; thence South along the alley eleven (11) feet; thence East on a parallel line with Pearl Street to the place of beginning. Now a part of revised Lot Number Forty-nine (49), to the Village of Rockford, Ohio.

Parcel #: 08-009400.0100

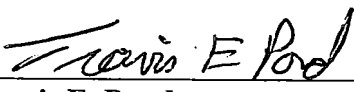
Tax Map #: 02-16-301-025

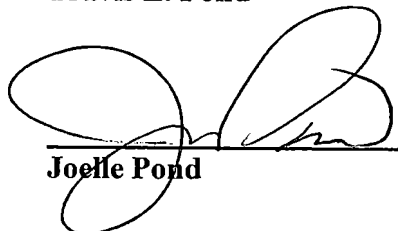
Prior Deed Reference: Instrument No. 201200003915 Recorded 7/12/12 in the official records of Mercer County, Ohio.

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, **Luginbill Investments, LLC**. And the said **Travis E. Pond and Joelle Pond**, his wife, do hereby *Covenant and Warrant* 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 **Travis E. Pond and Joelle Pond**, his wife, has hereunto set their hands on this 29th day of August, 2018.

  
Travis E. Pond

  
Joelle Pond

*State of Ohio*  
*County of Mercer*

BE IT REMEMBERED, that on this 29th day of August, 2018 before me the subscriber, a NOTARY PUBLIC, in and for said county, personally appeared **Travis E. Pond and Joelle Pond**, his wife, and the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.*



**KRISTI J BURCH**  
Notary Public - State of Ohio  
My Commission Expires  
09-29-2019  
Recorded in Mercer County

*Kristi J. Burch*  
\_\_\_\_\_  
Notary Public

*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.*