

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 05 2018


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 05 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

 9/5/18
Deputy Auditor

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **PATRICIA A. GRIESHOP, a married person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **SWEET HOME RECOVERY, LLC, an Ohio Limited Liability Company**, whose tax mailing address is 2518 Wabash Road, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Village of Fort Recovery, County of Mercer and State of Ohio, to-wit:

TRACT 1:

Being a parcel of land situated in the Village of Fort Recovery, Mercer County, Ohio, and being part of Out-Lot One (1) of Wiggs Addition recorded at Plat Book 1, Pages 194 and 195, being more particularly described as follows:

Commencing for reference at the cornerstone found at the Northeast corner of Out-Lot Two (2) in said Wiggs Addition;

thence North 90° 00' 00" West along the South line of Wiggs Street a distance of 297.24 feet to a 5/8 inch iron bar set at the Northeast corner of Out-Lot One (1) in said Wiggs Addition, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing North 90° 00' 00" West along the North line of said Out-Lot One (1) and the South line of Wiggs Street a distance of 108.46 feet to a 5/8 inch iron bar set;

thence South 01° 00' 29" West a distance of 96.00 feet to a 5/8 inch iron bar set;

thence South 90° 00' 00" East along the North line of a parcel of land conveyed to James Weigel by Deed recorded at Official Record Volume 198, Page 104, a distance of 108.46 feet to a 5/8 inch iron bar set;

thence North 01° 00' 29" East along the East line of said Out-Lot One (1) a distance of 96.00 feet to the place of beginning.

Containing 0.239 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated August 22, 2018, on file in the County Engineer's Office.

TRACT 2:

Being a parcel of land situated in the Village of Fort Recovery, Mercer County, Ohio, and being part of Out-Lot One (1) of Wiggs Addition recorded at Plat Book 1, Pages 194 and 195, being more particularly described as follows:

Commencing for reference at the cornerstone found at the Northeast corner of Out-Lot Two (2) in said Wiggs Addition;

thence North 90° 00' 00" West along the South line of Wiggs Street a distance of 405.70 feet to a 5/8 inch iron bar set, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing North 90° 00' 00" West along the North line of said Out-Lot One (1) and the South line of Wiggs Street a distance of 102.75 feet to a 5/8 inch iron bar set;

thence South 08° 01' 34" West along the West line of Out-Lot One (1) and the East line of Wayne Street a distance of 96.93 feet to a 5/8 inch iron bar set at the Northwest corner of

a parcel of land conveyed to James Weigel by Deed recorded at Official Record Volume 198, Page 104;

thence South 90° 00' 00" East along the North line of said Weigel parcel a distance of 114.59 feet to a 5/8 inch iron bar set;

thence North 01° 00' 29" East a distance of 96.00 feet to the place of beginning.

Containing 0.239 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated August 22, 2018 on file in the County Engineer's Office.

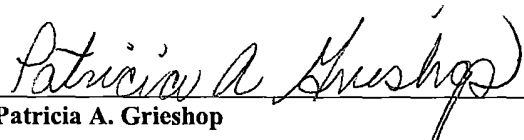

PRIOR INSTRUMENT REFERENCE: Instrument No. 201800003111

TAX PARCEL NUMBERS: 17-031100.0000 and 17-031200.0000

TAX MAP NUMBERS: 13-16-139-002 and 13-16-139-001

The Grantor and Grantee herein agree that all real estate taxes and assessments shall be prorated to the date of closing.

Patricia A. Grieshop and Eric H. Grieshop, her husband, who hereby relinquishes his right and expectancy of dower herein, have hereunto set their hands on the date set forth in the acknowledgment.

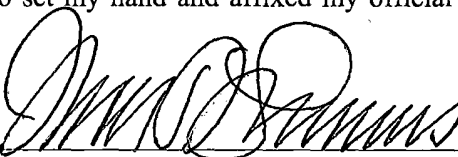

Patricia A. Grieshop

Eric H. Grieshop

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Patricia A. Grieshop and Eric H. Grieshop, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

5th IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this day of September, 2018.

SEAL


Notary Public, State of Ohio
THOMAS D. LAMMERS, Attorney At Law
Notary Public- State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/ks/dg)
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Celina, OH 45822
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