

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 17 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 17 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 847.40
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
[Signature] 9/17/18
Deputy Aud. Date

GENERAL WARRANTY DEED

MBN Properties LLC, an Ohio Limited Liability Company, *the Grantor*, for valuable consideration paid, grants with general warranty covenants, Rebecca J. Johnson and Joshua S. Johnson, *the Grantees*, whose tax mailing address is 5700 Shelley Road, Rockford, Ohio 45882 the following REAL PROPERTY:

Being located in the Northwest Quarter of Section 13, Dublin Township, Town 4 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found at the Center of said Section 13;

Thence North 00°39'09" East along the East line of the Northwest Quarter of said Section 13 and the approximate centerline of United States Route 127, a distance of one thousand five hundred forty-nine and twenty hundredths feet (1549.20) to a Mag Nail Found;

Thence North 89°29'35" West a distance of four hundred twenty-three and eighty-five hundredths feet (423.85') to an Iron Pin Set, marking the TRUE POINT OF BEGINNING;

Thence continuing North 89°29'35" West a distance of one hundred fifty and zero hundredths feet (150.00') to an Iron Pin Set;

Thence North 00°30'25" East a distance of two hundred and zero hundredths feet (200.00') to a Mag Nail Set, passing an Iron Pin Set at 170.00';

Thence South 89°29'35" East along the approximate centerline of Shelley Road, a distance of one hundred fifty and zero hundredths feet (150.00') to a Mag Nail Set;

Thence South 00°30'25" West a distance of two hundred and zero hundredths feet (200.00') to the TRUE POINT OF BEGINNING, passing an Iron Pin Set at 30.00', containing **0.689** Acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Prior Instrument Reference: #201800002815 of the Official Records of Mercer County, Ohio.

Tax# 07-028700.0300

Map# 02-13-100-016

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in January of 2017 and is one file with the Mercer County Engineers Office.

In Witness Whereof, the said MBN Properties, LLC, an Ohio Limited Liability Company, by and through John Sommer, its Officer has hereunder set its hand this 14th day of September, 2018.

Witness its hand this 14th day of September, 2018.

MBN Properties, LLC,


By: John Sommer, Officer


STATE OF OHIO
COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14th day of September, 2018, before me the subscriber, a Notary Public in and for said county and state, personally appeared MBN Properties, LLC, an Ohio Limited Liability Company, by and through John Sommer, its Officer, the Grantor in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County


Notary Public

Prepared By:
Peter R. VanArsdel, Atty, 118 N. Main St., Celina, OH 45822, Phone: 419-953-9003