

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

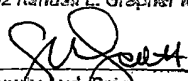

NOV 08 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 08 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 490.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 11/8/18  
Deputy Aud. 

OHIO WARRANTY DEED

That the Grantor, **Lee M. Braun**, a married man, for valuable consideration paid, grants, with general warranty covenants, to the Grantee, **Ethan D. Laffin**, whose tax mailing address is 34 W. Main St., Montezuma, OH 45866, the following real property:

Situated in the Village of Montezuma, Township of Franklin, County of Mercer and State of Ohio, to-wit:

TRACT ONE

Being all of Parcel Numbers 14-0030000000 and 14-0099000000, lands conveyed to Lee M. Braun by deed recorded at Instrument Number 201200002268 of the Mercer County deed records and being part of the unrecorded Out Lot 20 in the Village of Montezuma, Franklin Township, in the southeast quarter of the northeast quarter of Section 30 and also part of Lot 49 of the Bell Wyatt and Beauchamp's Addition, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southwest corner of Lot 48 in the Bell Wyatt and Beauchamp's Addition to the Village of Montezuma. Said point being referenced by a 5/8 inch iron bar found South 89°08'33" West, 0.34 feet from said corner- Thence, South 89°08'33" West, along the north line of a 16.5 foot alley, a distance of 60.00 feet to a 5/8 inch iron bar set- Thence, North 00°13'14" West, a distance of 158.61 feet to a 5/8 inch iron bar set- Thence, North 73°57'22" East, along the south line of Main Street, a distance of 23.71 feet to a chiseled plus set in the south edge of the concrete sidewalk- Thence, North 89°08'33" East, along the south line of Main Street, a distance of 119.91 feet to a 5/8 inch iron bar set- Thence, South 00°13'14" East, a distance of 82.50 feet to a 5/8 inch iron bar found- Thence, South 89°08'33" West, a distance of 82.72 feet to a point in the east line of the northeast quarter of said Section 30. Said point being referenced by a 5/8 inch iron bar found South 89°08'33" West, 0.32 feet from corner- Thence, South 00°13'14" East, along the east line of the northeast quarter of said Section 30, a distance of 82.32 feet to the place of beginning.

Containing 0.382 acre 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 October 27, 2018. On file in the County Engineer's Office.

PARCEL NO. 14-003000.0000 and 14-009900.0000  
TAX MAP NO. 09-30-278-004 and 09-29-156-001

TRACT TWO

Being all of Parcel Number 14-0028000000, a parcel of land conveyed to Lee M. Braun by deed recorded at Instrument Number 201300004206 of the Mercer County deed records and being all of the unrecorded Out Lot 19 and part of the unrecorded Out Lot 20 in the Village of Montezuma, Franklin Township, Mercer County, Ohio, in the southeast quarter of the northeast quarter of Section 30, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a point at the southwest corner of Lot 48 in the Bell Wyatt and Beauchamp's Addition to the Village of Montezuma. Said point being referenced by a 5/8 inch iron bar found South 89°08'33" West, 0.34 feet from said corner- Thence, South 89°08'33" West, along the north line of a 16.5 foot alley, a distance of 60.00 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, South 89°08'33" West, along the last described line, a distance of 102.50 feet to a 5/8 inch iron bar set at the southeast corner of a 0.18 acre parcel of land conveyed to Todd D. Schmit by deed recorded at Instrument Number 2014000000005- Thence, North 00°13'14" West, passing through a 5/8 inch iron bar set at 117.42 feet, a total distance of 119.42 feet to a point at the northeast corner of said 0.18 acre parcel- Thence, North 65°04'57" East, along the south line of Main Street, a distance of 70.36 feet to a 5/8 inch iron bar set- Thence, North 73°57'22" East, continuing along the south line of Main Street, a distance of 40.09 feet to a 5/8 inch iron bar set- Thence, South 00°13'14" East, a distance of 158.61 feet to the place of beginning.

Containing 0.332 acre 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 October 27, 2018. On file in the County Engineer's Office.

PARCEL NO. 14-002800.0000 TAX MAP NO. 09-30-278-003

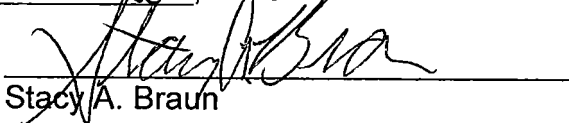
Last transfers of record appear at Instrument #201200002268 and #201300004206, Official Records, of the Mercer County Recorder's Office.

All real estate taxes and assessments shall be prorated to the date of closing.

Grantor, Lee M. Braun, and his wife, Stacy A. Braun, release all rights of dower herein.

Witness our hands this 5<sup>th</sup> day of November, 2018.

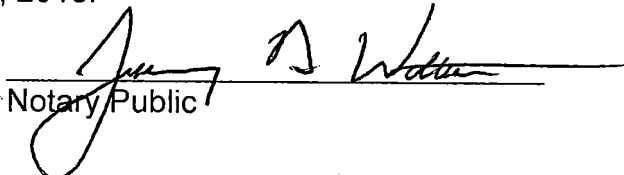
  
Lee M. Braun

  
Stacy A. Braun

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Lee M. Braun and Stacy A. Braun, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 5<sup>th</sup> day of November, 2018.

  
Notary Public

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822



JEFFREY D. WOLTERS  
Notary Public • State of Ohio  
My Commission Expires:  
November 22, 2021