

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 05 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 05 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

WARRANTY DEED

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

AS 12/5/2018
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS that, WE, JAMES D. RIPLEY and PAMELA D. RIPLEY, husband and wife, the Grantors, who claims title by or through instruments recorded in OR 316, Page 0480 and Volume 325, Page 133, Mercer County Recorder's Office, for the sum of One Dollar (\$1.00) and other good and valuable consideration received to our full satisfaction of JAMES D. RIPLEY or PAMELA D. RIPLEY, trustees of the JAMES & PAMELA RIPLEY TRUST DATED OCTOBER 4, 2018, the Grantee, whose TAX MAILING ADDRESS will be 2523 E. Nance St., Mesa, Arizona 85213 do

GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, the following described premises:

Situate in the Township of Blackcreek, County of Mercer, and State of Ohio to wit:

TRACT NO. 1

An undivided one-half interest in the following described Real Estate situate in the Township of Blackcreek, County of Mercer and State of Ohio, to wit: in the northwest quarter of Section Fourteen (14), Town Four (4) South, Range One (1) East, containing One Hundred Sixty and No/100 (160.00) acres of land.

ALSO, Twelve (12) acres of land in Section Fifteen (15), in said Township more particularly described as follows: Being a strip of land Twenty-four (24) rods wide off of the East end of the South half of the Northeast Quarter of Section Fifteen (15), Town Four (4) South, Range One (1) East, containing Twelve (12) acres of land, more or less.

LESS AND EXCEPT: Being a parcel out of the Northwest Quarter, Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, said point being defined by an iron pin found at the intersection of the centerlines of the Rockford West Road and the Jordan Road,

Thence North on and along the half section line, also being the centerline of the Jordan Road, One Thousand Five Hundred Six and 45/100

(1506.45) feet to a railroad spike set as the place of beginning,

Thence continuing North along the half section line, One Hundred Eighty-six and 20/100 (186.20) feet to a spike set,

Thence North 89°59' 40' West, One Hundred Sixty-two and 39/100 (162.39) feet to an iron pin set and passing thru an iron pin set at Thirty and No/100 (30.00) feet,

Thence South 00°01' 00' West, Eighty-one and 89/100 (81.89) feet to an iron pin set,

Thence North 89°59' 30' West, One Hundred Eighty-five and 88/100 (185.88) feet to an iron pin set,

Thence South 00°06' 40' West, One Hundred Four and 38/100 (104.38) feet to an iron pin set,

Thence North 89°59' 40' East, Three hundred Forty-eight and 47/100 (348.47) feet to the place of beginning and passing thru an iron pin set at Three Hundred Eighteen and 47/100 (318.47) feet.

The aforesaid exception contains One and 140/1000 (1.140) acres, more or less, subject to all roadway and easements of record, is part of the lands described in Deed Volume 285, Page 644 and is shown on the plat of survey filed with the Mercer County Engineer.

The owner in fee simple title has dedicated additional land West of and adjacent to the existing right of way of the Jordan Road to create a Thirty and No/100 (30.00) foot right of way along this parcel.

All bearings for this survey description were turned from the half section line of Section Fourteen (14), Assumed North-South.

A survey of this exception was prepared by Roy F. Thompson, Jr. Reg. Sur. #5379

Containing after said exception One Hundred Seventy and 86/100 (170.86) acres, more or less.

Parcel Nos. 01-017600.0100 & 01-019200.0000

Map Nos. 01-14-100-001 & 01-15-200-004

Address: 11995 Jordan Rd. & 0 Rockford West Rd.

Prior Deed Reference: O R Book 316, Page 480

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

AND the said Grantors, their heirs, executors and administrators, hereby covenant with the said Grantee, its successors and assigns, that said Grantors, are the true and lawful owners of said premises, and is well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same is free and clear from all encumbrances,

And further, that said Grantors will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

AND for valuable consideration, **I, JAMES D. RIPLEY, Husband of PAMELA D. RIPLEY, and I, PAMELA D. RIPLEY, Wife of JAMES D. RIPLEY,** do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all our right and expectancy of Dower in the above described premises.

Executed by us this 20th day of November, 2018.

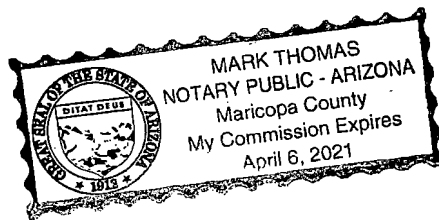
James D. Ripley
JAMES D. RIPLEY

Pamela D. Ripley
PAMELA D. RIPLEY

STATE OF ARIZONA

COUNTY OF Maricopa

SS:



Before me, a Notary Public in and for said County and State, personally appeared **JAMES D. RIPLEY and PAMELA D. RIPLEY, husband and wife, the Grantors,** who ~~represented to me to be said persons and who acknowledged that they did sign the foregoing instrument and that the same is their voluntary free act and deed.~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Mesa, Arizona this 20th day of November, 2018.

[Signature]
NOTARY PUBLIC

~~"This instrument was prepared without the benefit of a title search being performed by the draftsman of this instrument and matters of title and survey are not certified by the draftsman of this instrument."~~

Prepared by:
HUNT & JOHNSON, LLC
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