

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 07 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 07 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 423.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 12/7/2018  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT STEVE L. DIETRICH and PERFEDIA DIETRICH, husband and wife, both adults, the GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by JEFFREY D. SCHAFFNER, the GRANTEE, whose tax mailing address is 3733 State Route 707, Rockford, Ohio 45882, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEE, his heirs and assigns forever, the following described real estate, situate in the Township of Dublin in the County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the southwest quarter of Section 29, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a Mag nail at the south quarter post of said Section 29, being the Point of Beginning;

Thence N 88° 45' 21" W, 450.00 feet along the south line of the southwest quarter of said Section 29 and also being the centerline of State Route 707 to a Mag nail set;

Thence N 01° 04' 18" E, 484.01 feet and passing through an iron pin with cap set at 31.02 feet to an iron pin with cap set;

Thence S 88° 45' 21" E, 450.00 feet and passing through an iron pin with cap set at 442.84 feet to a point;

Thence S 01° 04' 18" W, 484.01 feet along the east line of the southwest quarter of said Section 29 to the Point of Beginning, containing 5.000 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated September 4, 2015, on file in the County Tax Map Office.

Tax Parcel No. 07-058100.0100  
Tax Map No. 02-29-300-004

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and all the estate, right, title, and interest of the said GRANTORS in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, his heirs and assigns forever.

And the said GRANTORS, STEVE L. DIETRICH and PERFEDIA DIETRICH, do hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS our hands this 3<sup>rd</sup> day of December, 2018.

Steve L. Dietrich  
STEVE L. DIETRICH

Perfedia Dietrich  
PERFEDIA DIETRICH

STATE OF FLORIDA: Lee  
COUNTY OF \_\_\_\_\_: SS:

On this 3 day of December, A.D., 2018, before me a Notary Public in and for said County, personally came STEVE L. DIETRICH and PERFEDIA DIETRICH, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



Cathy Mullooly  
-Notary Public  
Cathy Mullooly

This instrument prepared by:  
Attorney Charles F. Koch  
KOCH LAW OFFICES  
106 West Main Street  
Van Wert, Ohio, 45891