

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 04 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 04 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 35.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 1-4-18  
Deputy Aud. Date

Warranty Deed

## KNOW ALL MEN BY THESE PRESENTS

**That, KENNETH E. STEIN and JANET M. STEIN**, husband and wife, the Grantors, who claims title by or through instrument, recorded in OR Volume 72, Page 719 of the Mercer County, Ohio Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to their full satisfaction of **ZACHARY BOWSHER**, the Grantee, whose TAX MAILING ADDRESS will be 05251 State Route 197, Spencerville, Ohio 45887 does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the following described premises, situated in the County of Mercer, State of Ohio, Township of Dublin to wit:

Commencing at an iron pin set on the west line of the fractional northeast quarter of section 14, T4S, R2E, Dublin Township, said point being on the west extension of the centerline of the Shelley Road,

Thence north 89 degrees 27 minutes 30 seconds east, four hundred sixteen (416.00) feet to a nail set on the centerline of the Shelley Road as the place of beginning,

Thence continuing north 89 degrees 27 minutes 30 seconds east, one hundred eighty-three (183.00) feet to a nail set on the centerline of the Shelley Road,

Thence South 00 degrees 22 minutes 00 seconds east, two hundred fifty-eight (258.00) feet to an iron pin set and passing thru an iron pin set at twenty (20.00) feet,

Thence south 89 degrees 27 minutes 30 seconds west, one hundred eighty-three (183.00) feet to an iron pin set,

Thence north 00 degrees 22 minutes 00 seconds west, two hundred fifty-eight (258.00) feet to the place of beginning and passing thru an iron pin set at two hundred thirty-eight (238.00) feet.

The afore described parcel contains one and eighty-four thousands (1.084) acres, more or less, subject to all roadways and easements of record, is part of the lands described in deed volume 327, page 759 and is shown as lot no. 3 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned front the centerline of the Shelley Road established as north 89 degrees 27 minutes 30 seconds east.

This survey description was prepared by Roy F. Thompson Jr., Reg. Sur. #5379.  
Prior Instrument: OR Volume 72, Page 719  
Parcel Number: 07-029900.0300  
Map Number 02-14-200-005

The above-described premises are being conveyed subject to all legal highways, easements, right-of-ways, restrictions, reservations, covenants, set back lines, platting and zoning regulations and conditions of record or in use on said premises.

**To have and to hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And we, **KENNETH E. STEIN and JANET M. STEIN**, the said Grantors, do for ourselves and out heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, we were well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **free from all incumbrances whatsoever** and that we will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration Kenneth E. Stein, husband of Janet M. Stein, and Janet M. Stein, wife of Kenneth E. Stein, do hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all our right and expectancy of **Dower** in the above described premises.

Executed this 3 day of January 2019.

Kenneth E Stein  
Kenneth E. Stein

Janet M. Stein  
Janet M. Stein

**STATE OF OHIO**  
**COUNTY OF ALLEN, ss.**

Before me, a notary public in and for said County and State, personally appeared the above named **Kenneth E. Stein and Janet M. Stein**, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

3 **In Testimony Whereof, I have hereunto set my hand and official seal, at Lima, Ohio this** \_\_ day of January, 2019.

\_\_\_\_\_  
Notary Public



**JOHN M. LEAHY**  
Notary Public, State of Ohio  
My comm. has no expiration

This Instrument Prepared By:

JOHN M. LEAHY  
Attorney at Law  
1728 Allentown Road  
Lima, Ohio 45805