


DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 30 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee \$ 595.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 4/30/19  
Deputy Aud. Date

**TRANSFERRED**

APR 30 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

## Know All Men by These Presents:

(General Warranty Deed)

**THAT James L. Fishpaw, Jr. and Teresa A. Fishpaw fka Teresa A. Grieshop, husband and wife**, of Mercer County, Ohio, for valuable consideration paid, *Grants With General Warranty Covenants To*

**Jay N. Gruss**  
**his heirs and assigns forever**  
**whose tax mailing address is 6981 State Route 219, Celina, Ohio 45822**

the following described real estate:

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

**PARCEL 1:** Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southeast quarter of the Northeast Quarter of Section 20, Township 6 South, Range 3 East. being more particularly described as follows:

Commencing for reference at a corner stone at the Southeast corner of the Northeast Quarter of said Section 20; thence, West, along the South line of the Northeast Quarter of said Section 20 and the centerline of State Route 219, a distance of Five Hundred Forty-seven and 03/100 (547.03) feet to a mine spike. Said point being the Place of Beginning for the parcel to be conveyed by this instrument; thence, continuing West, along the last described line, a distance of Eighty-five (85.00) feet to a mine spike; thence, North a distance of One Hundred Eighty-seven and 50/100 (187.50) feet to a 5/8 inch iron bar; thence, East a distance of Eighty-five (85.00) feet to a 5/8 inch iron bar; thence, South, a distance of One Hundred Eighty-seven and 50/100 (187.50) feet to the Place of Beginning.

**Containing 0.366 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 Gordon L. Geeslin Registered Surveyor 5372, dated September 22, 1989, on file in the County Engineer's Office. Minor Subdivision recorded in Volume 323, Page 367, Mercer County Deed Records.

Tax ID #09-032800.0200 / Tax Map #09-20-282-005

**PARCEL II:** Being Lot Numbered Six (6) of South Pointe Subdivision First Addition as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County, Recorder's Office.

**ALSO, PARCEL III:** Being a parcel of land located in the Northeast Quarter (1/4) of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Southwest corner of Lot #6 of South Pointe Subdivision First Addition as recorded in Plat Cabinet 1, Page 261-262 and the True Point of Beginning; thence South 89°20'19" East along the South property line of Lot #6 of South Pointe Subdivision First Addition as recorded in Plat Cabinet 1, Page 261-262, a distance of Fifty and Zero Hundredths feet (50.00') to an Iron Pin with Cap Set; thence South 00°39'41" West along the West property line of Lot #5 of South Pointe Subdivision First Addition as recorded in Plat Cabinet 1, Page 261-262, a distance of Thirty and Zero Hundredths feet (30.00') to an Iron Pin with Cap Set; thence North 89°20'19" West along the North property line of a tract as recorded in OR 31, Page 592, a distance of Fifty and Zero Hundredths feet (50.00') to an Iron Pin with Cap Set; thence North 00°39'41" East, a distance of Thirty and Zero Hundredths feet (30.00') to the True Point of Beginning, **containing 0.034 acres of land** more or less.

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

Description based on a survey that references existing surveys, tax maps, and deeds by Craig W. Mesher Registered Surveyor No. 8237 in October 2008 and is on file in the Mercer County Engineer's Office.

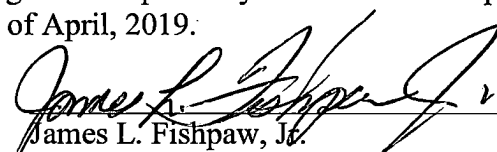
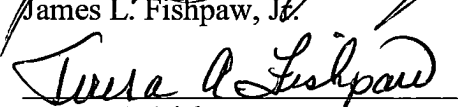
Tax ID #09-033000.0600 / Tax Map #09-20-282-010

Deed Reference: Instrument #200800006280, Mercer County Recorder's Office.

Real estate taxes and assessment shall be prorated to date of closing

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, **Jay N. Gruss**, his heirs and assigns forever. And the said Grantors, **James L. Fishpaw, Jr. and Teresa A. Fishpaw**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **James L. Fishpaw, Jr. and Teresa A. Fishpaw, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 29th day of April, 2019:

  
James L. Fishpaw, Jr.  
  
Teresa A. Fishpaw

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 29th day of April, 2019, before me, the subscriber, a notary public in and for said State, personally **James L. Fishpaw, Jr. and Teresa A. Fishpaw, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public/Jeffrey P. Knapke  
My Commission: INDEFINITE

This instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 fishpaw.gruss3.19/deeds19/ar

**Jeffrey P. Knapke-Attorney at Law**  
**Notary Public-State of Ohio**  
**My Commission has no expiration date**  
**Section 147.03 R.C.**

SEAL