

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 04 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 04 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 441 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 6-4-19
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Evan L. Cheek, an unmarried man, for valuable consideration paid, grants
with general warranty covenants, to

Kylie McKee

whose tax mailing address is 213 East Walnut Street, Rockford, Ohio 45882, the
following real property:

Situated in the **VILLAGE** of **ROCKFORD**, **TOWNSHIP** of **DUBLIN**, **COUNTY** of **MERCER**, and
STATE of **OHIO**:

Being a part of Out Lot Number Forty (O.L. 40) in Hawks Addition to the Village of Rockford,
Ohio, and a portion of the South half (½) of Fractional Section Sixteen (16), Town Four (4) South,
Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as
follows:

Beginning at a masonry nail set at the intersection of the East line of Shanes Grant (now called
Rockford, Ohio) and the centerline of U.S. Route 33, thence North 0° 3' West along the East line
of Shanes Grant Thirty-eight and eighty-two hundredths (38.82) feet to a point, said point being
the Southwest corner of Out Lot Forty (40) of Hawks Addition to the Village of Rockford, Ohio,
and also being on the corporation line of the aforementioned Village, thence continuing along the
Shanes Grant line a distance of One Hundred Thirty-two (132.00) feet to a four inch square
concrete monument, thence North 87° 21' 37" East a distance of One Hundred Forty-eight
(148.00) feet to a four inch square concrete monument, said line being parallel to and sixteen
and fifty hundredths (16.50) feet South of the Southern line of lots four hundred seven (407) and
four hundred eight (408) of A.J. Hawks Addition to the Village of Rockford, thence South 0° 3'
East a distance of one hundred thirty-two (132.00) feet to a point located on the southern line of
Out Lot Forty (40) and also being the corporation limit of the Village of Rockford, Ohio, thence
continuing along said line into Section Sixteen a distance of forty-nine and thirty-four hundredths
(49.34) feet to a railroad spike set on the centerline of U.S. Route 33, thence along the centerline
of said highway in a Westerly direction a distance of one hundred forty-eight and sixty-four

hundredths (148.64) feet to the point of beginning. The above described tract contains 0.598 of an acre, more or less, of which 0.150 acre is located in Section Sixteen (16) and 0.448 acre is within the present corporation limits of the Village of Rockford, Ohio, and is subject to the legal right of way of U.S. Route 33 along the entire South side.

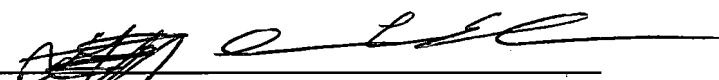
This tract is a portion of lands and is the same parcel shown as Tract Number 1 on the Plat of survey made by Roy F. Thompson, Registered Surveyor No. 5379 on the 27th day of July, 1968, and recorded in the Mercer County, Ohio, Record of Survey's Book 4, Page 176, Mercer County Engineer's Office.

Tax Parcel I.D. #08-061300.0000 / Tax Map #02-16-376-007

Prior Instrument Reference: Instrument #201600006261, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

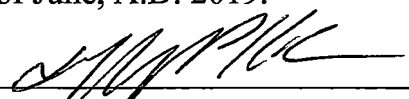
Dated: June 4, 2019


Evan L. Cheek

STATE OF OHIO - COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Evan L. Cheek, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, on the 4th day of June, A.D. 2019.


Notary Public for Ohio
My Commission:

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

SEAL

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Homes at Ohio's Edge Realty, LLC, 166 N. Main St., Suite B, Rockford, OH 45882