

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 10 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 10 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$1225.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 7/10/19
Deputy Aud. Date

Reserved for County

Reserved for Recorder

GENERAL WARRANTY DEED
(5302.05 O.R.C.)

730 E. Main Street
Coldwater, OH
L/C: 034-2064

K & J REAL ESTATE HOLDINGS, LLC, an Ohio limited liability company, the Grantor, for valuable consideration paid, grants, with General Warranty Covenants, to McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, the Grantee, whose tax mailing address is: McDonald's Corporation (L/C: 034-2064), P.O. Box 182571, Columbus, OH 43218-2571, the following described property:

Situated in the State of Ohio, County of Mercer, Village of Coldwater, Butler Township, located in the Southeast Quarter of the Southwest Quarter of Section 27, Town 6 South, Range 2 East, South and East of the First Principal Meridian, being part of those lands described in the deed to K & J Real Estate Holdings, LLC, recorded in Instrument Number 201300004749 (record references to those of the Recorder's Office, Mercer County, Ohio), and being more particularly described as follows:

Beginning in the centerline of East Main Street (State Route 219 – variable R/W), at the South Quarter Corner of Section 27;

thence northerly along the Half Section Line, being a line 35.00 feet westerly of the centerline of Terrace Avenue (70 feet in width), North 0°11'33" West, (passing a bent 5/8" rebar found in the easterly extension of the northerly right-of-way line of said East Main Street at 40.00 feet), a distance of 205.05 feet to a 5/8" rebar set at the intersection of said line with the southerly right-of-way line of Hillcrest Drive (40 feet in width), of record in Plat Book 8, Page 132;

thence westerly along said southerly right-of-way line of Hillcrest Drive, South 89°30'00" West, 284.89 feet to a 5/8" rebar found (bent 0.1' south) at the northeasterly corner of that 0.249 acre tract of land described as Tract II in the deed to Eric Stammen, recorded in Instrument Number 200900001566, being at the northwesterly corner of said K & J Real Estate Holdings, LLC tract;

thence southerly along the easterly line of said 0.249 acre tract, South 0°23'04" East, (passing a 5/8" rebar found (cap #7764) in the northerly right-of-way line of said East Main Street at 165.04 feet) a distance of 205.04 feet to the centerline of said Street, being aforesaid South Line of said Section 27;

thence easterly with said centerline of said East Main Street, being the South line of said Section 27, North 89°30'00" East, 284.21 feet, returning to the 'Point of Beginning,' containing 1.3394 acres of land (of which 0.2573 of an acre lies within the Street right-of-way), more or less, as described in March of 2019, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way of previous record.

Bearings are referenced to the Deed Bearing for the South Line of Section 27 (I.e. S 89°30'00"W), which is a 1°30'16" counterclockwise rotation from GRID NORTH, Ohio State Plane Coordinate System (North Zone), as determined by GPS observations. Rebar called for as set are 5/8" O.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed TERRA SURVEY/TURNER PS6702. Terra Surveying Services, LLC, Carl E. Turner Jr., Professional Surveyor No. 6702, March 15, 2019.

Tax Parcel No: 05-004600.0000

Map No. 08-27-381-029

Prior Instrument Reference: 201300004749

This conveyance, and Grantor's covenants, are subject to the following matters, more fully detailed in Exhibit A, attached hereto and made a part hereof:

Executed this 15 day of June, 2019.

K & J REAL ESTATE HOLDINGS, LLC

By: *Jacquelyn Broering*
Title: Owner

STATE OF OHIO) SS:
COUNTY OF MERCER)

Before me, a Notary Public, in and for said County and State, personally appeared the above named K & J Real Estate Holdings, LLC, By: Jacquelyn Broering
Title: OWNER, who acknowledged that he/she did sign the foregoing instrument and that same was his/her free act and deed on behalf of said limited liability company.

In Testimony Whereof, I have hereunto set my hand and official seal at COLDWATER, Ohio, this 15th day of JUNE, 2019.

Shirley Pleiman
NOTARY PUBLIC

This Instrument Prepared By:
Jeffrey D. Windon – Attorney



SHIRLEY PLEIMAN
Notary Public • State of Ohio
My Commission Expires:
July 18, 2019

EXHIBIT A

1. Representations of the acreage or area in the property description or on the survey, if any.
2. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
3. Rights of the Public and others entitled thereto in and to the use of that portion of the property within the bounds of East Main Street.
4. Easement for Highway Purposes granted to the State of Ohio, filed January 4, 1935 and recorded in Deed Book 126, Page 599, of the Mercer County Records.
5. Easement for Water Line Purposes granted to the Village of Coldwater, Ohio, filed April 15, 1966 and recorded in Deed Book 219, Page 251, of the Mercer County Records.
6. Easement for Highway Purposes granted to the State of Ohio, filed May 23, 1967 and recorded in Deed Book 219, Page 529, of the Mercer County Records.
7. Reservation of easement for utility purposes as set forth in deed filed June 10, 1972 and recorded in Deed Book 249, Page 30, of the Mercer County Records.
8. Ordinance No. 983 Accepting the Petition for Annexation, filed September 17, 1980 and recorded in Volume 6, Page 795, of the Mercer County Records.
9. Taxes for 2019 and subsequent years are a lien, but not due and payable.
PPN 05-004600.0000
10. Survey prepared by Terra Surveying Services LLC, dated 8/20/2018, file number 54.cw.117.18 discloses the following:
 - a. Building canopy to the North encroaches over the 30' building setback line.
 - b. Structure housing the ATM machine to the East encroaches over 30' building setback line.