

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 17 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 17 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 3,150.00
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] 7/17/19
Deputy Aud. Date

WARRANTY DEED

LOUISVILLE 822622A

KNOW ALL MEN BY THESE PRESENTS that SCHAFFER INVESTMENTS, LTD., an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants, to RIDI REIO LLC, an Ohio limited liability company, Grantee, whose mailing address is 5131 West Alexis Road, Sylvania, OH 43560, the following real property (the "Premises"): Situate in the Village of Coldwater, County of Mercer, and State of Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF REAL ESTATE.

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways; and
- (iii) Real estate taxes and assessments currently a lien on the Premises, all of which shall be prorated to date of closing.

Prior Instrument Reference: Instrument 201400005453, Mercer County Recorder.

Executed on the 17th day of July, 2019.

SCHAFFER INVESTMENTS, LTD., an Ohio
limited liability company

By: Thomas E. Schaffer
Thomas E. Schaffer, President

STATE OF OHIO
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Thomas E. Schafer, President of SCHAFER INVESTMENTS, LTD., an Ohio limited liability company, Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, and the free act and deed of said company.

9th In Testimony Whereof, I have hereunto set my hand and official seal, at Fort Loramie, Ohio this day of July, 2019.



DANIEL A. BENSMAN, Attorney at Law
Notary Public, State of Ohio
Commission Does Not Expire
Pursuant to Sec. 147.03 O.R.C.

Daniel A. Bensman
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

EXHIBIT "A"

Situated in the Village of Coldwater, ^{Butler Township} County of Mercer, and State of Ohio:

Being a tract of land out of the Northwest corner of the Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, in the Village of Coldwater, Mercer County, Ohio and more definitely described as follows:

Starting at a point in the center of State Route #118, which is also the centerline between Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and Thirteen (13) feet more or less South of the West quarter post of Section Twenty-seven (27) as the place of beginning;

Thence south One Hundred Sixty-one and Fifty-eight hundreds (161.58) feet to a point on the section line also being the center of State Route #118; thence East Thirty feet to a one inch iron pipe; thence continuing east Ninety-seven and Eighty-three hundredths (97.83) feet to an iron pipe; thence East Twenty-two (22) feet to the center of Harden Creek Ditch; thence in a Northeasterly direction following the center of Harden Creek Ditch to a point directly East of the point of beginning Thirteen (13) feet more or less South of the Northerly line of said Northwest quarter of the Southwest quarter (SW $\frac{1}{4}$); thence Westerly to the point of beginning. A strip of land Thirty (30) feet wide along the West side of the above tract of land was previously dedicated for road purposes.

Parcel #05-001800.0000 Map #08-27-301-001

Known as 513 N. Second St., Coldwater, OH 45828

ALSO: Situated in the Village of Coldwater, ^{Butler Township} County of Mercer, and State of Ohio:

Being a tract out of the Northwest corner of the Southwest quarter of Section Twenty-seven (27), Town 6 South, Range 2 East, in the Village of Coldwater, Mercer County, Ohio and more particularly described as follows, to-wit:

Starting at a point in the center of State Route #118 which is also the center line between Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and Three (3) feet more or less South of the West quarter post of Section Twenty-seven (27); thence South on the Section line One Hundred Seventy-one and Fifty-eight hundredths (171.58) feet as the place of beginning; thence continuing south One Hundred Twenty-three and fifty-eight hundredths (123.58) feet to a point on the Section line also being the center of State

Route #118, thence east Thirty (30) feet to a one inch pipe at the East right-of-way of State Route #118, thence continuing East Twenty-two and Five tenths (22.5) feet to the center of Harden Creek Ditch; thence in a northeasterly direction following the center of Harden Creek Ditch, a distance of One hundred Forty-seven and Ninety-two hundredths (147.92) feet; thence West Twenty-two (22) feet from the center of Harden Creek Ditch to a one inch iron pipe; thence continuing West Ninety-seven and Eighty-three hundredths (97.83) feet to an iron pipe; thence continuing West thirty (30) feet to the center of State Route #118, the place of beginning and containing Twenty-nine hundredths (0.29) of an acre, more or less.

Subject to all easements, rights-of-way, highways and other restrictions of record, including the Permanent Easement granted to the Village of Coldwater, Ohio for construction, installation, operation, maintenance and repair of storm water conduit over Harden Creek, which Easement is recorded in Volume OR 19, Page 1019, Mercer County Official Records.

Parcel #05-001900.0000 Map #08-27-301-002

Known as 0 N. Second St., Coldwater, OH 45828

Prior Instrument Reference: Instrument #201400005453