

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 11 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 11 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>157.50  
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]* 9/11/19  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that DANIEL J. CARR, an unmarried person, Grantor, for valuable consideration paid, grants, with general warranty covenants, to NATHAN S. BRUNS and STEPHANIE A. ALBERS-BRUNS, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is PO Box 698, Ft. Recovery, OH 45846, the following real property (the "Property"):

Being part of a 2.232-acre tract as shown as Tract 2 on a survey by Choice One Engineering dated August 27, 2014 and owned by Daniel J. Carr as described in Instrument Number 2015-04061 of the Mercer County Deed Records. Situated in Section 16, Town 15 North, Range 1 East, Village of Fort Recovery, Mercer County, Ohio, and being more particularly described as follows:

*\* AND being part of Lot 11 of the Fort Recovery Industrial Park*  
Beginning at a Mag nail found at the northeasterly property corner of said Tract 2 and being the intersection of Industrial Drive and Sharpsburg Road;

thence, South 40°-17'-35" West, 277.99 feet, along the easterly line of said Tract 2 and the centerline of Industrial Drive to a Mag nail found at the northeasterly corner of Tract 1 as shown on said Choice One Engineering survey and owned by Inergy Propane LLC (Suburban Propane) as described in Official Record 196, Page 226;

thence, North 49°-42'-25" West, 169.06 feet, along the northerly line of said Tract 1 to a 5/8" iron pin with cap found, passing for reference an iron pin with cap found at 30.00 feet;

thence, North 01°-19'-27" West, 142.68 feet, along the northerly line of said Tract 1 to a 5/8" iron pin with cap found;

thence, South 49°-42'-25" East, 53.75 feet, along a new division line to a 5/8" iron pin with cap set;

thence, North 40°-17'-35" East, 171.31 feet, along a new division line to a Mag nail set in the centerline of Sharpsburg Road, passing for reference a 5/8" iron pin with cap set at 141.31 feet;

thence, South 49°-42'-48" East, 210.09 feet, along the centerline of Sharpsburg Road to the place of beginning.

Containing 1.356 acres more or less with 0.318 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The above legal description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey under his direct supervision and dated May 12, 2016.

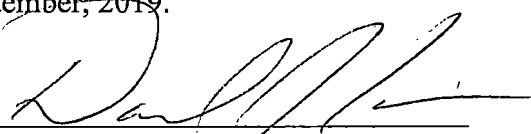
Parcel Number: 17-0067 70.1201  
Tax Map #: 13-16-426-006

Prior Instrument Reference: Instrument 20150800004061

The Property 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;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 6<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
DANIEL J. CARR

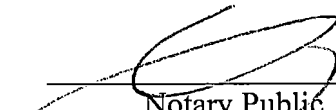
STATE OF OHIO                    )  
  )SS:  
COUNTY OF AUGLAIZE        )

Before me, a notary public in and for said County and State, personally appeared the above named DANIEL J. CARR, Grantor, 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 Minster, Ohio this 6<sup>th</sup> day of September, 2019.



KEITH M. SCHNELLE, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

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

*This instrument prepared by Schnelle Law Office, LLC, Sidney, Ohio 45365*