

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 16 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

OCT 16 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee <sup>#</sup> 57.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*J. Seath* 10/16/19  
Deputy Aud. Date

## WARRANTY DEED

***Know all Men by these Presents That Terry Reiff and Kathleen Reiff, husband and wife, the Grantors, for valuable consideration, do hereby Grant, Bargain, Sell and Convey to Joan E. Fox, the Grantee, whose tax-mailing address is 11300 Lombard RD, Rockford, Ohio 45882, her heirs and assigns forever, the following described Real Estate, situated in the Township of Dublin, in the County of Mercer, and State of Ohio, to-wit:***

Commencing at an iron pipe over a stone at the Southwest corner of the East One-half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Four (4) South, Range Two (2) East, Congress Lands, Dublin Township, Mercer County, Ohio; thence North 00°00' East, along the West line of the aforesaid East One-half (1/2), One Thousand Twenty-five and 25/100 (1025.25) feet to a boat spike in the pavement of U.S. Route No. 33; thence South 47°57' East, along the centerline of U.S. Route No. 33, Six Hundred Seventy-nine and 03/100 (679.03) feet to a boat spike for the True Place of Beginning. Thence South 42°03' West, Two Hundred Eight and 71/100 (208.71) feet to an iron pin; thence South 47°57' East, Two Hundred Eight and 71/100 (208.71) feet to an iron pin; thence North 42°03' East, Two Hundred Eight and 71/100 (208.71) feet to boat spike in the pavement of U.S. Route No. 33; and thence North 47°57' West, along the centerline of U.S. Route 33, Two Hundred Eight and 71/100 (208.71) feet to the place of beginning.

Containing 1.00 acre, more or less, and being a fractional part of the East One-half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22), Dublin Township, Mercer County, Ohio, and subject to all highway rights-of-way and easements of record.

A survey of this tract was made by Don N. Friemoth, Registered Surveyor No. 4981.

TAX ID NUMBER: 07-045000.0100

TAX MAP NUMBER: 02-22-100-008

PRIOR RECORDING: Volume OR-180 Page 1579, Mercer County, Ohio Recorder's Office.

***and all the Estate, Right, Title and Interest of the Grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, her heirs and assigns forever.***

***And the said Grantors do hereby Covenant and Warrant 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.***

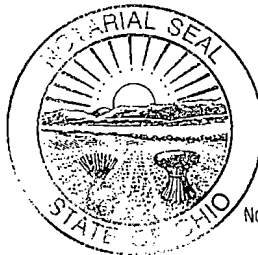
*Whereof, the said Terry Reiff and Kathleen Reiff, husband and wife, the Grantors, have hereunto set their hands, this 16<sup>th</sup> day of October, in the year A.D. Two Thousand Nineteen.*

Terry Reiff  
Terry Reiff

Kathleen Reiff  
Kathleen Reiff

STATE OF OHIO, COUNTY OF Van Wert, SS:

*Acknowledged before me, a Notary Public, on this 16<sup>th</sup> day of October 2019, by Terry Reiff and Kathleen Reiff, husband and wife, the Grantors, who verified their identities and acknowledged their signatures to be their voluntary act and deed.*



AARON M. BAKER  
ATTORNEY AT LAW

NOTARY PUBLIC  
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

Aaron M. Baker

- Notary Public

My Commission Expires: N/A

*This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.*