

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 04 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 04 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph; conveyance Fee~~ 32<sup>20</sup>  
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 11-4-19  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert L. Briner, a married person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Lori Schlarman**, whose tax mailing address is 1084 Fox Road, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Township of Gibson, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the Northwest quarter of Section 27, Township 15 North, Range 1 East, being more particularly described as follows:

Commencing for reference at a Mag nail found at the Northwest corner of said Section 27;

thence South 88° 03' 59" East along the North line of the Northwest quarter of said Section 27 and the centerline of Fox Road, a distance of 255.29 feet to a Mag nail found. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing South 88° 03' 59" East along the last described line a distance of 588.65 feet to a Mag nail found at the Northwest corner of a 4.000 acre parcel of land conveyed to Lori Schlarman by deed recorded at Instrument #201800000175;

thence South 01° 56' 01" West along the West line of Schlarman's 4.000 acre parcel a distance of 229.16 feet to a 5/8 inch iron bar set;

thence North 88° 03' 59" West a distance of 176.02 feet to a 5/8 inch iron bar set;

thence North 01° 56' 01" East a distance of 76.68 feet to a 5/8 inch iron bar set;

thence North 88° 03' 59" West, passing through a 5/8 inch iron bar set at 313.53 feet, a total distance of 353.53 feet to a point in the centerline of State Route 49, said point being in a curve to the right having a radius of 7161.98 feet;

thence Northwesterly along said curve to the right and the centerline of State Route 49, an arc distance of 163.53 feet to the place of beginning. The chord to the last described call bears North 19° 15' 11" West a distance of 163.53 feet.

Containing 2.268 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated October 2, 2019, on file in the County Engineer's Office.

PRIOR INSTRUMENT REFERENCE: Instrument #200700007361

	(Parent)	(Add to)
TAX PARCEL NUMBER:	16-032200.0000	16-032200.0200
TAX MAP NUMBER:	13-27-100-001	13-27-100-007

The Grantor agrees to pay the taxes and assessments due and payable in January and July of 2020, including any CAUV recoupment, and Grantee agrees to assume and pay all real estate taxes and assessments due and payable in January 2021 and thereafter.

**Robert L. Briner and Judith Briner, his wife**, who hereby relinquishes her right and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment.

Robert L. Briner  
Robert L. Briner

Judith Briner  
Judith Briner

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me, a Notary Public in and for said State, personally appeared the above-named Robert L. Briner and Judith Briner, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 1<sup>ST</sup> day of NOVEMBER, 2019.

Thomas D. Lammers  
Notary Public, State of Ohio

THOMAS D. LAMMERS, Attorney At Law  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

SEAL

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)  
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