

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 14 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 14 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 467.80
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KP 11-14-19
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

*THAT JOSHUA A. KINNEY AND ABIGAIL F. KINNEY, Husband and Wife, the
GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable
Considerations to them paid by DALTON L. WURSTER AND ALIYAH N. KINION,
Husband and Wife, for their joint lives, the remainder to the survivor of them, the
GRANTEES, whose address is 11051 US Route 127, Mendon, OH 45862, the receipt
whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said
DALTON L. WURSTER AND ALIYAH N. KINION, Husband and Wife, for their joint lives,
the remainder to the survivor of them, the GRANTEES, the following described Real Estate
situate in the of Township of Dublin, County of Mercer, and State of Ohio, to-wit:*

Being part of a 4.764 acre tract as recorded in Instrument #201400002548 in the
Southwest quarter of Section 24, Town 4 South, Range 2 East, Dublin Township,
Mercer County, Ohio, and as described as follows:

Commencing at a Mag Nail Found marking the Southeast corner of the
Southwest Quarter of Section 24;

Thence North 00° 01' 00" East along the East line of the Southwest Quarter of Section
24 and the approximate centerline of US Route 127, a distance of four hundred sixty-six
and zero hundredths feet (466.00') to a Mag Nail Set, for the TRUE POINT OF BEGINNING;

Thence North 89° 37' 56" West a distance of two hundred sixty-two and zero
hundredths feet (262.00') to an Iron Pin Set, passing an Iron Pin Set at 40.57';

Thence North 00° 01' 00" East along the east line of a tract as recorded in Instrument
#200700004731, a distance of three hundred twenty-six and zero hundredths feet
(326.00') to an Iron Pin Found;

Thence South 89° 37' 56" East along the north line of a tract as recorded in OR. 123,
Page 1001, a distance of two hundred sixty-two and zero hundredths (262.00') to a Mag
Nail Set, passing on Iron Pin Set at 212.00':

Thence South 00° 01' 00" West along the East line of the Southwest Quarter of Section
24 and the approximate centerline of US Route 127, a distance of three hundred
twenty-six and zero hundredths feet (326.00') to the TRUE POINT OF BEGINNING,

containing 1.961 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in July of 2014 and is on file with the Mercer County Engineers Office.

ALSO:

Being part of a 19.236 acre tract as recorded in Instrument #200700004731 in the Southwest Quarter of Section 24, Town 4 South, Range 2 East, Dublin Township, Mercer County, and described as follows:

Commencing at a Mag Nail Found marking the Southeast corner of the Southwest Quarter of Section 24;

Thence North 00° 01' 00" East along the East line of the Southwest Quarter of Section 24 and the approximate centerline of US Route 127, a distance of four hundred sixty-six and zero hundredths feet (466.00') to a Mag Nail Set;

Thence North 89° 37' 56" West a distance of two hundred sixty-two and zero hundredths feet (262.00') to an Iron Pin Set, for the TRUE POINT OF BEGINNING, passing an Iron Pin Set at 40.57';

Thence continuing North 89° 37' 56" West a distance of fifty-one and zero hundredths feet (51.00') to an Iron Pin Set;

Thence North 00° 01' 00" East a distance of three hundred twenty-six and zero hundredths feet (326.00') to an Iron Pin Set;

Thence South 89° 37' 56" East along the north line of a tract as recorded in OR. 123, Page 1001, a distance of fifty-one and zero hundredths feet (51.00') to an Iron Pin Found;

Thence South 00° 01' 00" West along the West line of a tract as recorded in Instrument #201400002548, a distance of three hundred twenty-six and zero hundredths feet (326.00') to the TRUE POINT OF BEGINNING, containing 0.382 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in July of 2014 and is on file with the Mercer County Engineers Office.

Parcel No.:07-049200.0100

Tax Map No.: 02-24-300-006

Property Address: 11051 US Route 127, Mendon, Ohio 45862

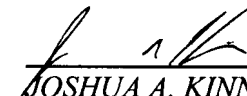
Last Transfer: Instrument # 201400005783 of Mercer County, Ohio

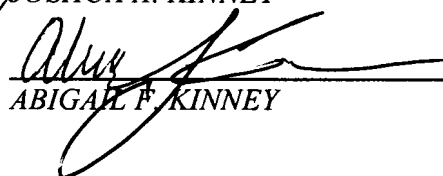
*and all the **Estate, Title and Interest** of said GRANTORS in and to the said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, forever.*

And the said GRANTORS do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered; and Further, that they will Defend the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be

prorated to the date of closing.

IN WITNESS WHEREOF, the said JOSHUA A. KINNEY AND ABIGAIL F. KINNEY, Husband and Wife, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 8th day of November, in the year of our Lord two thousand and nineteen.



JOSHUA A. KINNEY


ABIGAIL F. KINNEY


STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 8th day of November, in the year of our Lord two thousand and nineteen, before me, a subscriber, a Notary Public in and for said county, personally came JOSHUA A. KINNEY AND ABIGAIL F. KINNEY, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



ELIJAH ZAMUDIO
Notary Public, State of Ohio
My Commission Expires
10/27/24



Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
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