

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 20 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 26 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 437<sup>50</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 11-26-19  
Deputy Aud. Date

## WARRANTY DEED

*Know all Men by these Presents that, Smith Rock, LLC, an Ohio Limited Liability Company, Grantor, for valuable consideration, does hereby Grant, Bargain, Sell and Convey to Dennis L. Whitaker, II, Grantee, whose tax-mailing address is 1196 Westwood Drive, Suite B, Van Wert, Ohio 45891, his 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:*

Being a tract out of the Anthony Shane Reserve and Section 1 of the Godfrey Reserve, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the West quarter post of the Southeast Quarter of Section 1, Godfrey Reserve, Dublin Township, said point being defined by a spike found over a stone on the centerline of the Old Town Run Road; thence South 88°45'35" West, on and along the centerline of the Old Town Run Road, Two Thousand Forty-One and Fifty-Nine Hundredths (2041.59) feet to a nail found at the intersection of the centerline of the Old Town Run Road and the Smith Road; thence South 11°23'35" West, along the centerline of the Smith Road, One Thousand One Hundred Seventy-six and Ninety-two Hundredths (1176.92) feet to a nail set as the place of beginning thence North 75°16'00" West, One Hundred Ninety and Seventy-six hundredths (190.76) feet to an iron pin set on the West line of the former railroad (Penn Central) right of way and passing thru a point on the West line of the Godfrey Reserve at One Hundred Forty-six and Twenty-six Hundredths (146.24) feet/ thence South 17°50'01" West, along the West line of the former railroad right of way and also being the East right of way line of State Route 118, One Thousand One Hundred Ninety-Five and Fifty-Nine Hundredths (1195.59) feet to a point on the centerline of the Shanes Road and passing thru an iron pin set at Two Hundred Forty-Two and Fifty-Four Hundredths (242.54) feet; thence South 80°53'59" East, Forty-One and Seventy-Six Hundredths (41.76) feet along the centerline of the Shanes Road to a point; thence North 17°50'01" East along the East line of the former railroad, right of way, Nine Hundred Fifty-Two and Seventy-Four Hundredths (952.74) feet to a monument; thence South 80°28'22" East, Seventy-Eight and Ninety Hundredths (78.90) feet to an iron pin found on the East line of the Anthony Shane Reserve; thence continuing South 80°28'01" East, Ninety-Three and Twenty-Six Hundredths (93.26) feet to a spike found on the centerline of the Smith Road; thence North 12°23'35" East along the centerline of the Smith Road, Two Hundred Twenty-Two and Ninety-Seven Hundredths (222.97) feet to the place beginning.

The afore described tract contains One and Nine Hundred Eighty Thousandths (1.980) acres, more or less, subject to all roadways, easements, conditions, restrictions and right of ways imposed thereon.

The Grantors, in compliance with the Mercer County Subdivision Regulations, have dedicated additional land West of and adjacent to the existing right of way of the Smith Road to create a thirty (30.00) foot right of way along this parcel.

All bearings for this survey were ted from the centerline of the Smith Road established as No. 12°23'35" East on previous survey.

PARCEL NUMBER: 07-013700.0000      MAP NUMBER: 02-09-176-001  
PROPERTY ADDRESS: 12375 and 12379 Smith Road, Rockford Ohio 45882  
PRIOR RECORDING: Instrument #201000003008, Mercer County, Ohio Recorder's Office

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

And the said Smith Rock, LLC, an Ohio Limited Liability Company, Grantor, does **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unencumbered**, and that it will **Defend** the same against all lawful claims of all persons whomsoever.

Whereof, Cris D'Andrea, sole member of Smith Rock, LLC, an Ohio Limited Liability Company, Grantor, has hereunto set his hand, this 26 day of November, in the year A.D. Two Thousand Nineteen.

Smith Rock, LLC

Cris D'Andrea  
Cris D'Andrea, sole member

STATE OF OHIO, COUNTY OF Van Wert, SS:

Acknowledged before me, a notary public, on this 26 day of November 2019, by Cris D'Andrea, sole member of Smith Rock, LLC, an Ohio Limited Liability Company, Grantor, who acknowledged his signature to be his voluntary act and deed in such capacity.



**RHONDA DEAN**  
Notary Public, State of Ohio  
My Commission Expires  
June 10, 2022

Rhonda Dean  
- Notary Public  
My Commission Expires: June 10, 2022