

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 26 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

NOV 26 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 647<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 Whitaker Rentals, LLC, an Ohio Limited Liability Company, Grantee, whose tax-mailing address is 1196 Westwood Drive, Suite B, Van Wert, Ohio 45891, its successors 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:***

Situated in the Township of Dublin, County of Mercer, and State of Ohio, and bounded and described as follows:

### Tract I

All that tract or parcels of land situated in the Northeast portion of the Anthony Shane Reserve and along the west edge of the Southwest Quarter of Section 1, Louis Godfrey Reserve, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing in the Anthony Shane Reserve at a harrow spike set flush with the pavement surface at the intersection of the centerlines of the Smith Road (formerly known as the Rockford-Van Wert Pike and then iCH 265), and the Shane Road; thence South 88 degrees 02 minutes West on and along the centerline of the Shane Road 333.55 feet to a railroad spike set on the line of intersection of the centerlines of the Shane Road and the Cincinnati-Van Wert & Michigan Railroad (and then the Penn Central Corporation) as the place of beginning;

Thence South 88 degrees 02 minutes West, 20.88 feet to a railroad spike, said spike also being on the right-of-way line of State Route 118; thence North 14 degrees 49 minutes East 1,495.78 feet to a point on the East line of the Anthony Shane Reserve and the West line of the Louis Godfrey Reserve; thence continuing North 14 degrees 49 minutes East in the Louis Godfrey Reserve, 852.51 feet to a railroad spike on the centerline of the Old Town Run Road; thence North 85 degrees 54 minutes East, on and along the centerline of the Old Town Run Road, 42.28 feet to a railroad spike; thence South 14 degrees 49 minutes West 1,003.21 feet to a point on the West line of the Louis Godfrey Reserve, also being the East line of the Anthony Shane Reserve; thence South 14 degrees 49 minutes West into the Anthony Shane Reserve 1,346.72 feet to a railroad spike set on the centerline of the Shane Road; thence South 88 degrees 02 minutes West, 20.88 feet to the place of beginning.

The afore described tract contains 1.30 acres in the Anthony Shane Reserve and 0.85 acres in the Louis Godfrey Reserve, for a total acreage of 2.15 acres, more or less, and is all the lands formerly held by the Penn Central Corp. between the Shane Road on the South, Old Town Run Road on the North and adjacent to and East of the right-of-way of State Route 118, Dublin Township, Mercer County, Ohio.

The afore described tract is a portion of the lands as last described in the Mercer County Record of Deeds, Volume 303, Page 246.

The afore description was prepared by and based upon a survey by Roy F. Thompson Jr., Registered Surveyor #5379.

The Penn Central Corporation retains permanent and perpetual reserves upon the lands as described, the same as stated in an instrument recorded in the Mercer County Record of Deeds, Volume 303, Page 246.

Tract II:

Situated in the Township of Dublin, County of Mercer, and State of Ohio:

Being a tract located in the Southwest quarter (SW ¼) of Section 1, Godfrey Reserve, and the Anthony Shane 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 (SE ¼) Section 1, Godfrey Reserve, said point being defined by a railroad spike set flush with the centerline of the Old Town Run Road.

Thence South 88°45'35" West, two thousand forty-one and fifty-nine hundredths (2041.59) feet to a nail at the point of intersection of the centerlines of the Old Town Run Road and the Smith Road as the place of beginning, thence South 12°23'35" West, on and along the place of beginning, thence South 12°23'35" West, on and along the centerline of the Smith Road, one thousand three hundred ninety-nine and eighty-nine hundredths (1399.89) feet to a railroad spike, thence North 77°03'48" West, ninety-three and twenty-six hundredths (93.26) feet to a point on the West line of the Godfrey Reserve, also being the East line of the Shane Reserve.

Thence continuing North 77°03'48" West, into the Shane Reserve, eighty and twenty-three hundredths (80.23) feet to a concrete monument, thence North 17°51'51" East, two hundred forty-eight and eighty hundredths (248.80) feet to a point on the East line of the Shane Reserve also being the West line of the Godfrey Reserve, thence continuing North 17°51'51" East, into the Godfrey Reserve one thousand one hundred forty-five and ninety-eight hundredths (1145.98) feet to a nail set on the centerline of the Old Town Run Road, thence North 88°45'35" East, on and along the centerline of the Old Town Run Road, forty-one and sixty-six hundredths (41.66) feet to the place of beginning.

The afore described tract contains three and four hundred seventeen thousandths (3.417) acres, more or less, subject to all highways and easements of record, of which three and one hundred eighty-nine thousandths (3.189) acres are located in Section 1, Godfrey Reserve and two hundred twenty-eight thousandths (0.228) acres are located in the Anthony Shane Reserve. This tract is shown as Tract No. 4 on a plat of survey filed in the Mercer County Engineer's Record of Surveys.

All bearings for this survey and description were referenced to the centerline of the Old Town Run Road passing thru the Southeast quarter of Section 1, Godfrey Reserve, established as North 89°04' East on a previous survey as filed in the Mercer County Recorder's Office, Plat Book 8, Page 58.

Containing in Tracts I and II a total of 5.567 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE FROM THE FOREGOING TRACTS I AND II:

Being a tract out of the Anthony Shane Reserve and Section I 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 12°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 Hundredth (146.26) 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 111, one Thousand One Hundred Ninety-five and Fifty-Nine Hundredths (1195.39) feet to a point on the centerline of the Shane Road and passing thru an iron pin set at Two Hundred Forty-Two and Fifty-Four Hundredths (242.54) feet; thence South 60°53'59" East, Forty-One and Seventy-Six Hundredths (41.76) feet along the centerline of the Shane 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 50°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 of 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 turned from the centerline of the Smith Road established as North 12°23'35" East on previous survey.

This description was prepared by Roy F. Thompson, Registered Surveyor 05379.

Containing after said exception 3.567 acres of land, more or less, subject to all roadways, easements, conditions, restrictions and right of ways imposed thereon.

PARCEL NUMBER: 07-018910.0000      MAP NUMBER: 02-09-127-001  
PROPERTY ADDRESS: 12385, 12389, 12395 and 12399 Smith Road, Rockford Ohio 45882  
PRIOR RECORDING: Instrument #201000003007, 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, its successors and assigns forever.*

*And the said Smith Rock, LLC, an Ohio Limited Liability Company, Grantor, does **Covenant and Warranty** 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, 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



- Notary Public  
My Commission Expires: June 10, 2022

*This instrument was prepared by Keri L. McClure, Keister & Baker, LLC, Attorneys-at-Law.*