

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 27 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 27 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 294.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 11/27/2019
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

3 JW LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants, with general warranty covenants, to **BENTIN BROOK PROPERTIES LLC, an Ohio Limited Liability Company**, whose tax mailing address is 998 E Market St
Celina, OH 45822, the following real property:

Situated in the Village of Rockford, County of Mercer and State of Ohio:

Commencing for the same at the southeast corner of Lot Number Twenty-six (26) of the Original Plat of the Town of Shanesville, now called Rockford, and running thence North twenty-two and one-half (22½) feet; thence West 148.5 feet, more or less to an alley; thence South twenty-two and one-half (22½) feet; thence East 148.5 feet, more or less, to the place of beginning. New numbering being Lot Number Twenty-six (26), Rockford, Ohio.

LESS AND EXCEPT a tract commencing for the same at the southwest corner of Lot Number Twenty-six (26) of the Original Plat of the Town of Shanesville now called Rockford and running thence East sixty-three (63) feet and three (3) inches; thence North twenty-three (23) feet and two (2) inches; thence West sixty-three (63) feet and three (3) inches to an alley; thence South twenty-three (23) feet and two (2) inches to the place of beginning. There being a building on the West part of said Lot Number Twenty-six (26) now used for church purposes by the Church of the Nazarene of Rockford, Ohio. The East wall and the North wall of said building are party walls and this conveyance is made with the understanding that such walls are owned by the adjoining owners each having title to the middle of said wall and each having the right to use said party wall as such.

Parcel No. 08-004300.0000


Map No. 02-16-154-016

WARRANTY DEED (3 JW LLC TO BENTIN BROOK PROPERTIES LLC)

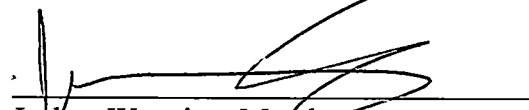
2

Last Transfer: Instrument No. 201500005986, Recorder's Office of Mercer County, Ohio.

IN WITNESS WHEREOF, the said by **JEREMY WENNING, JOSHUA WENNING and JONATHAN WENNING, being all the members of 3 JW LLC, an Ohio Limited Liability Company**, have hereunto set their hands this 22 day of November, 2019.


Jeremy Wenning, Member


Jonathan Wenning, Member



Joshua Wenning, Member

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

The foregoing instrument was acknowledged before me this 22 day of November, 2019, by **JEREMY WENNING, JOSHUA WENNING and JONATHAN WENNING, being all the members of 3 JW LLC, an Ohio Limited Liability Company**, on behalf of the limited liability company.



BONNIE E. STAUGLER
Notary Public, State of Ohio
My Comm. Expires Jan. 05, 2024


Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\3 JW.Bentin Brook Properties.deed