

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 21 2020

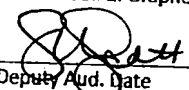
MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 21 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 525.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 1/21/2020  
Deputy Aud. Date

OHIO STATUTORY FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT

JEFFREY A. SMELSER aka JEFF SMELSER, Adult, single  
and KENT D. SMELSER aka KENT SMELSER, Adult, and  
JILL SMELSER, Adult, Husband and Wife, of Mercer  
County, Ohio, and Van Wert County, Ohio, for valua-  
ble considerations paid,

GRANT, with general warranty covenants, to

MER Development, LLC,  
whose tax mailing address is: 6843 Lake Acres Drive,  
Celina, Ohio 45822, the following described real  
property, to-wit:

See attached new survey legal description for 19.675  
acres of land, more or less, all located in Section 1, Town  
6 South, Range 3 East, Jefferson Township, Mercer County,  
Ohio. This description is marked EXHIBIT A and is fully made  
a part hereof.

This real estate is subject to all easements, restric-  
tions, conditions and limitations imposed thereon and all  
legal roads and highways and taxes and assessments.

Permanent Parcel #: 26-093900.0000

Tax Map Number: 09-01-101-002, Mercer County, Ohio.

Real estate taxes and assessments hereon shall be PRO-  
RATED to closing of sale herein and delivery of Deed.

Prior Instrument Reference: Instrument #201600004198  
and 200300007321. (LAST TRANSFERS):

JILL SMELSER, Wife of the Grantor KENT D. SMELSER,  
releases all rights of DOWER therein and all parties Gran-  
tors herein release all their right, title and interest here-  
in.

WITNESS OUR HANDS, this 14th day of January, 2020  
A.D.

WARRANTY DEED  
SMELERS to MER Dev., LLC  
Page 2

Jeffrey A. Smelser  
JEFFREY A. SMELSER  
Kent D. Smelser  
KENT D. SMELSER  
Jill Smelser  
JILL SMELSER

STATE OF OHIO, MERCER COUNTY, ss.

Before me, a NOTARY PUBLIC in and for said County and State personally appeared the above named JEFFREY A. SMELSER, single, and KENT D. SMELSER and JILL SMELSER, Husband and Wife, who acknowledged that they and each of them did sign the foregoing instrument and that the same is their free act and deed.



JOHN W. SACHER, Attorney  
Notary Public - State of Ohio  
Notary Commission # 0020137

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official, at the City of Celina, Mercer County, Ohio, this 14th day of January, 2020 AD.

John W. Sacher  
NOTARY PUBLIC, STATE OF OHIO

This instrument prepared by JOHN W. SACHER, Attorney at Law, Celina, Ohio 45822 (Ohio Attorney Reg. Number 0020137) Phone/FAX (419) 586-5669

EXHIBIT A

Description for the  
Kent D. Smelser and  
Jeffrey A. Smelser  
Tract #1  
19.675 Acres

Being part of the Northwest Quarter of Section 1, Town <sup>6</sup>8 South, Range 3 East, Jefferson Township, Mercer County, and described as follows:

Commencing at a Mag Nail Found marking the Northwest corner Section 1;

Thence South 88°50'31" East along the North line of the Northwest Quarter of Section 1 and the approximate centerline of RJ Corman Railroad, a distance of one thousand three hundred twelve and forty hundredths feet (1312.40') to a point;

Thence South 01°09'29" West a distance of forty-nine and seventy hundredths feet (49.70') to a point marking the **TRUE POINT OF BEGINNING**;

Thence South 00°37'59" West along the west line of a tract recorded in Instrument #200200004521, a distance of seven hundred twenty-one and eighty-eight hundredths feet (721.88') to a Mag Nail Set, passing an Iron Pipe Found at 4.82' and an Iron Pin Set at 681.88';

Thence South 89°51'24" West along the approximate centerline of State Route 703, a distance of one thousand one hundred sixty-nine and sixty-nine hundredths feet (1169.69') to a Mag Nail Set;

Thence North 01°12'02" East along the East line of a tract as recorded in Instrument #201400002286, a distance of seven hundred forty-eight and forty-one hundredths feet (748.41') to an Iron Pin Set, passing an Iron Pin Set at 40.00';

Thence South 88°50'31" East along the South right of way line of RJ Corman Railroad, a distance of one thousand one hundred sixty-two and twenty-two hundredths feet (1162.22') to the **TRUE POINT OF BEGINNING**, containing **19.675 acres** of land more or less.

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

Previous Deed Reference: Instrument #201600004198

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in August of 2019 and is on file with the Mercer County Engineers Office.