

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 18 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 18 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance-Fee ET
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 2-18-2020
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Karen Kline, aka Karen J. Kline, unmarried, of Van Wert County, Ohio
for valuable consideration paid, *Grants With General Warranty Covenants To*

Karen J. Kline, Trustee of the KWKline Trust uad February 14, 2020
her successors and assigns
whose tax mailing address is 17375 Rhodes Mill Road, Ohio City, Ohio 45874

the following described real estate:

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

(Center part of the East side of Section 1, Godfrey's Reserve)

Beginning at a point "E", a section in the centerline of the Godfrey Reserve Road and at the Southwest corner of fractional Section 3, above town and range; thence North 1°0' West along the centerline of the Godfrey Reserve Road a distance of Two Thousand Thirty-three and Sixty Hundredths (2,033.60) feet to a point "K", an iron pipe set in the centerline of the road; thence South 88°50' West a distance of Twelve Hundred Twenty-four and Fifty-four Hundredths (1,224.54) feet to a point "J", an old wooden corner post; thence South 1°07' East a distance of Two Thousand One Hundred Sixty-four and Fifteen Hundredths (2,164.15) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89°04' East along the centerline of the road a distance of Twelve Hundred Twenty and Forty-three Hundredths (1,220.43) feet to point "F" an iron pipe at the intersection of the centerline of the Old Town Run Road and the Godfrey Reserve Road; thence North 1°08' West along the centerline of the Godfrey Reserve Road to stone "E" the place of beginning.

Containing **Sixty and Eighty Hundredths (60.80) acres of land**, and is subject to the legal right-of-way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire South side.

LESS AND EXCEPT THE FOLLOWING: Being a parcel of land situated in Section One (1) of Godfrey's Reserve in Dublin Township, Township 4 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows: Commencing for reference at the corner stone at Southwest corner of fractional Section 3, Dublin Township; thence North 01°00' West, along the East line of said Section 1, Godfrey's Reserve, the West line of the Southwest Quarter of Fractional Section 3, Dublin Township, and the centerline of Godfrey's Reserve Road, a distance of One Thousand Four Hundred Fifty-seven and 51/100 (1457.51) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 01°00' West, along the last described line, a distance of Five Hundred Seventy-six and 07/100 (576.07) feet to an iron pipe; thence, South 88°50' West, a distance of Six Hundred Twenty and 24/100 (620.24) feet to a 5/8 inch iron bar; thence, South 01°14'42" East, a distance of Five Hundred Fifty-one and 91/100

(551.91) feet to a 5/8 inch iron bar; thence, South 88°55'39" East, a distance of Six Hundred Eighteen and 28/100 (618.28) feet to the place of beginning.

Said exception containing **8.015 acres of land**, more or less, subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by B.R. Gebhart, Registered Surveyor 3909, dated September 13, 1965 and a retracement of that survey by Gordon L. Geeslin, Registered Surveyor 5372, dated November 11, 1985, on file in the County Engineer's Office.

Containing after said exception 52.785 acres.

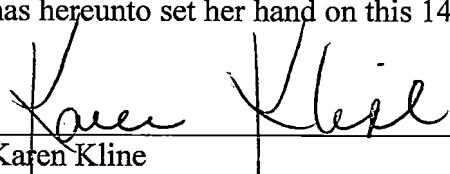
Deed Reference: Instrument #201900000452, Mercer County Recorder's Office

Tax ID #07-020500.0000

Tax Map #02-03-300-003

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Karen J. Kline, Trustee**, her successors and assigns forever. And the said Grantor, **Karen Kline**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Karen Kline, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 14th day of February, 2020.

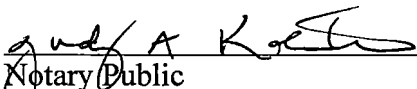


Karen Kline

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14th day of February, 2020, before me, the subscriber, a notary public in and for said State, personally came **Karen Kline, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Notary Public



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.