

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

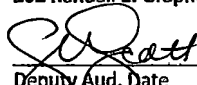
MAR 06 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 06 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ \$1 420.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 3/6/2020
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Vicki L. Riggs, a married woman, and Mark Riggs, her husband, for valuable consideration, paid, grants, with general warranty covenants, to

**James D. Ripley or Pamela D. Ripley, trustees of the
James & Pamela Ripley Trust dated October 4, 2018**

whose tax mailing address is 2523 East Nance Street, Mesa, Arizona 85213, the following real property:

**BEING AN UNDIVIDED ONE-TENTH (1/10) INTEREST IN AND TO THE FOLLOWING
DESCRIBED PARCEL OF REAL ESTATE:**

TRACT 1:

Situated in the TOWNSHIP of BLACKCREEK, COUNTY of MERCER, and STATE of OHIO:

In the northwest quarter of Section Fourteen (14), Town Four (4) South, Range One (1) East, containing One Hundred Sixty and No/100 (160.00) acres of land.

LESS AND EXCEPT: Being a parcel out of the Northwest Quarter, Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, said point being defined by an iron pin found at the intersection of the centerlines of the Rockford West Road and the Jordan Road,

Thence North on and along the half section line, also being the centerline of the Jordan Road, One Thousand Five Hundred Six and 45/100 (1506.45) feet to a railroad spike set as the place of beginning,

Thence continuing North along the half section line, One Hundred Eighty-six and 20/100 (186.20) feet to a spike set,

Thence North 89° 59' 40" West, One Hundred Sixty-two and 39/100 (162.39) feet to an iron pin set and passing thru an iron pin set at Thirty and No/100 (30.00) feet,

Thence South 00° 01' 00" West, Eighty-one and 89/100 (81.89) feet to an iron pin set,

Thence North 89° 59' 30" West, One Hundred Eighty-five and 88/100 (185.88) feet to an iron pin set,

Thence South 00° 06' 40" West, One Hundred Four and 38/100 (104.38) feet to an iron pin set,

Thence North 89° 59' 40" East, Three Hundred Forty-eight and 47/100 (348.47) feet to the place of beginning and passing thru an iron pin set at Three Hundred Eighteen and 47/100 (318.47) feet.

The aforesaid exception contains One and 140/1000 (1.140) acres, more or less, subject to all roadway and easements of record, is part of the lands described in Deed Volume 285, Page 644 and is shown on the plat of survey filed with the Mercer County Engineer.

The owner in fee simple title has dedicated additional land West of and adjacent to the existing right of way of the Jordan Road to create a Thirty and No/100 (30.00) foot right of way along this parcel.

All bearings for this survey description were turned from the half section line of Section Fourteen (14), Assumed North-South.

A survey of this exception was prepared by Roy F. Thompson, Jr. Reg. Sur. #5379.

Containing after said exception, One Hundred Fifty-eight and 86/100 (158.86) acres, more or less.

Tax Parcel I.D. #01-017600.0100 / Tax Map #01-14-100-001

Prior Instrument Reference: Instrument #201800005856, Mercer County Recorder's Records.

TRACT 2:

Situated in the **TOWNSHIP** of **BLACKCREEK**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Twelve (12) acres of land in Section Fifteen (15), in said Township more particularly described as follows: Being a strip of land Twenty-four (24) rods wide off of the East end of the South half of the Northeast Quarter of Section Fifteen (15), Town Four (4) South, Range One (1) East, containing Twelve (12) acres of land, more or less.

Tax Parcel I.D. #01-019200.0000 / Tax Map #01-15-200-004

Prior Instrument Reference: Instrument #201800005856, Mercer County Recorder's Records.

~~Grantors hereby assume and agree to pay the January and July 2020 installments of real estate taxes and special assessments. Grantee hereby assumes and agrees to pay the January 2021 and thereafter installments of real estate taxes and special assessments.~~

And for valuable consideration **Vicki L. Riggs, a married woman, and Mark Riggs, her husband**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of dower in the above described premises.

Dated: 02/13/2020

Vicki L. Riggs
Vicki L. Riggs

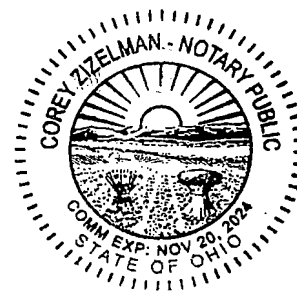
Mark Riggs
Mark Riggs

STATE OF OHIO - COUNTY OF Franklin - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Vicki L. Riggs, a married woman, and Mark Riggs, her husband**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 13th day of February, A.D. 2020.

Corey Zizelman
Notary Public for Ohio
My Commission:



This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822