

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 08 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 08 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee *1260.00*  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*RS* 5/8/2020  
Deputy Aud. Date

**GENERAL WARRANTY DEED**

Travis S. Stanton, an unmarried man, for valuable consideration paid, grant(s) with general warranty covenants to:

Andrew Evans

whose tax mailing address is: 8509 Celina-Mendon Road, Celina, OH 45822, the following described REAL PROPERTY: Situated in the County of Mercer, in the State of OH, and more particularly described as follows:

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

Being part of the South side of the South half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Town Five (5) South, Range Three (3) East of Center Township of Mercer County, Ohio, and more definitely described as follows:

Beginning at the South quarter post of Section Seventeen (17) (where the South line of Section 17 intersects with the centerline of Celina-Mendon Road);

Thence South 89 deg. 52' 30" West along the South line of Section Seventeen to a point in the approximate center of Green Ditch Number 253;

Thence in a Northerly direction following the meanderings of said ditch to a point on the grantor's North property line;

Thence North 89 deg. 52' 30" East a distance of Four Hundred Sixty-five (465) feet to a point in the centerline of the Celina-Mendon Road;

Thence South 0 deg. 20' East along the centerline of the Celina-Mendon Road a distance of Five Hundred Fourteen (514) feet to the South Quarter Post of Section 17, the place of beginning, containing 5.25 acres more or less, subject to all legal highways.

Less and excepting therefrom the following described real property:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the Southwest quarter of Section 17, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the Southeast corner of said Southwest quarter of Section

17;

Thence, North 00 deg. 20' West along the East line of said Southwest quarter of Section 17 and the centerline of Celina-Mendon Road, a distance of two hundred thirty-eight and 98/100 (238.98) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument;

Thence, continuing North 00 deg. 20' West, along the last described line, a distance of two hundred seventy-five and 05/100 (275.05) feet to a railroad spike;

Thence, South 89 deg. 52' 30" West, a distance of four hundred sixty-five (465.00) feet to a point in an open ditch;

Thence, South 21 deg. 30' East, a distance of fifty-five and 78/100 (55.78) feet to a point in said open ditch;

Thence, South 02 deg. 47' 37" East, a distance of two hundred twenty-three and 34/100 (223.34) feet to a point in said open ditch;

Thence, North 89 deg. 52' 30" East, a distance of four hundred thirty-five and 27/100 (435.27) feet to the place of beginning. Containing 2.796 acres of land, more or less.

Leaving after said exception 2.454 acres.

For information purposes only:

Property Address: 8509 Celina-Mendon Road, Celina, OH 45822

Parcel No: 06-042200.0000


**06-07-300-007**

19-1717-17-F-L

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Prior Instrument Reference: Official Record/Book 201800002756 of the Deed Records of Mercer County, OH.

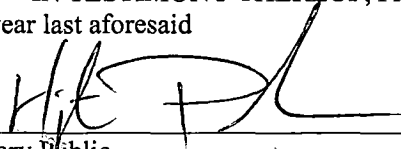
Executed this 22 day of July, 2019.

  
Travis S. Stanton

STATE OF NEW JERSEY COUNTY OF CUMBERLAND SS:

BE IT REMEMBERED, That on this 22<sup>ND</sup> day of JULY, 2019, before me, the subscriber, a Notary Public in and for said state, personally came Travis S. Stanton, an unmarried man, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

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

  
Notary Public

 **HARJIT S. PARHAR**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 7/28/2023**

19-1717-17-F-L

This instrument prepared by:  
J. Terry Kennedy, Attorney at Law  
Kennedy & Kennedy Co., LPA  
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Cincinnati, OH 45242