

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 29 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 29 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 413.00

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

800 Scott 5/29/2020
Deputy Aud. Date

LIMITED WARRANTY DEED

[Ohio Rev. Code §5302.07]

Caliber Home Loans, Inc., with an address of 3701 Regent Blvd. Suite 100B, Irving, TX 75063
for valuable consideration paid, grants, with limited warranty covenants, to Jordan Bair, whose
tax mailing address is

1640 Wilson Rd., Rockford, OH 45882, the following real property:

See Attached Legal Description

Parcel Number(s): 01-029800.0200

Map Number(s): 01-22-300-002

Property Address: 1640 Wilson Road, Rockford, OH 45882

Prior Instrument Reference: Instrument Number 202000000217, Mercer County, Ohio
Records

Subject to taxes and assessments, which are now or may hereafter become liens on said premises
and except conditions, restrictions and easements, if any, contained in former deeds of record for
said premises, subject to all of which this conveyance is made.

Executed this 24th day of April, 2020.

Caliber Home Loans, Inc.

By: Hudson Homes Management LLC, as Attorney in Fact.

By: 

Print Name: Rod Wylie

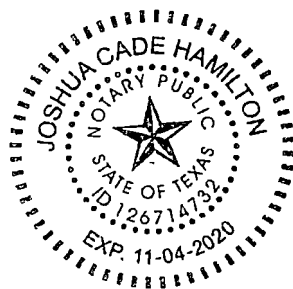
Its: Senior Vice President

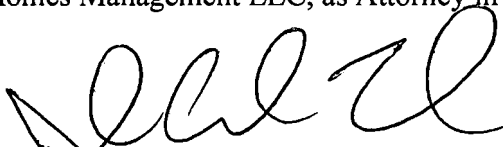
POA Recorded: Book _____ Page _____

State of Texas }
County of Denton }

SS:

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, on this 24th day of April, 2020 by Rod Wylie, the Senior Vice President of Hudson Homes Management LLC, as Attorney in Fact for **Caliber Home Loans, Inc.**




Notary Public

This Instrument Prepared By:
Gail C. Hersh, Jr., Esq.
Allodial Title LLC
P.O. Box 165028
Columbus, Ohio 43216-5028
File No. 2020010094A

After Recording Return To:
Allodial Title LLC
P.O. Box 165028
Columbus, Ohio 43216-5028

Legal Description

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

Being a tract of land out of the West half, Northeast Quarter, Southwest Quarter of Section 22, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the northwest corner of the East half of the Southwest Quarter, Section 22, T4S, R1E, Blackcreek Township, said corner being defined by a spike set on the half section line, also being the centerline of the Wilson Road;

Thence East on and along the half section line, 310.09 feet to a spike set;

Thence, South, 00 degrees 23' 15" West, 171.00 feet to an iron pin set, and passing thru an iron pin set at 30.00 feet;

Thence West, 310.09 feet to an iron pin set;

Thence North, 00 degrees 23' 15" East 171.00 feet to the place of beginning, and passing thru an iron pin set at 141.00 feet.

The aforesaid described tract contains 1.217 acres, more or less, subject to all roadways and easements of record, and is part of the lands last described in the Mercer County Record of Deeds, Vol. 281, Page 4-57, and is shown on a plat of survey filed with the Mercer County Engineer.

The Grantors, as part of this subdivision of land, dedicate additional land south of and adjacent to the existing right of way of the Wilson Road to create a 30 foot right of way long this parcel in accordance with the prevailing subdivision regulations of Mercer County.

All bearings for this survey description were turned from the half section line of Section 22, also being the centerline of the Wilson Road assumed as East-West. This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

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