

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 08 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUN 08 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 453.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

458 6/8/2020  
Deputy Aud. Date

**WARRANTY DEED**  
**KNOW ALL MEN BY THESE PRESENTS:**

**THAT SHIRLEY L. ELLENWOOD**, an unmarried woman, GRANTOR, of Gastonia County, North Carolina, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JENNIFER L. SUTTON**, whose tax mailing address is 480 W. Butler St., Coldwater, Ohio 45828, her heirs, successors, and assigns forever, the following described real estate:

Being a parcel out of the Northeast Quarter, Section 28, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter, Section 28, T6S, R2E, Butler Township, Village of Coldwater, said point being a P.K. nail found at the intersection of the centerlines of Butler Street and State Route 118; thence North 89° 53' 37" West, along the centerline of Butler Street, also being the south line of the Northeast Quarter of Section 28 One Thousand Twenty-five and Fifty Hundredths (1025.50) feet to a point; thence North Thirty (30.00) feet to an iron pin set at the North line of Butler Street, thence North 89° 53' 37" West, along the North line of Butler Street, Fifty-six and Seventy Hundredths (56.70) feet to an iron pin set as the place of beginning; thence continuing North 89° 53' 37" West along the North line of Butler Street, Forty-nine and Twenty-three Hundredths (49.23) feet to an iron pin set; thence North 00° 13' 00" East, One Hundred Fifteen (115.00) feet to a point and passing thru an iron pin set at One Hundred Ten (110.00) feet and P.K. nails set in the front and rear faces of a masonry structure; thence South 89° 53' 37" East, Forty-nine and Twenty-three Hundredths (49.23) feet to an iron pin set; thence South 00° 13' 00" West, One Hundred Fifteen (115.00) feet to the place of beginning and passing an iron pin set at Five (5.00) feet and P.K. nails set in the front and rear faces of a masonry structure. The afore described parcel contains One Hundred Thirty Thousand (0.130) acres, more or less, is part of the lands described in Deed Volume 311, Page 76, and is shown as Parcel "B" on a plat of survey filed with the Mercer County Engineer. Bearings for this survey description were turned from the South line of the Northeast Quarter of Section 28 established as North 89° 53' 37" West by others. This description was prepared by Roy F. Thompson, Jr., Reg. Surv. #5379.

Prior Deed Reference: Instrument #200400002418 recorded at Official Record Book 183, Page 602 of the Mercer County, Ohio Recorder's Office.

Tax ID# 05-013600.0102

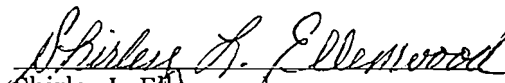
Map # 08-28-276-009

Real estate taxes shall be prorated to the date of closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, her heirs, successors, and assigns forever.

And the said SHIRLEY L. ELLENWOOD does hereby **COVENANT AND WARRANT** 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.

Signed and acknowledged by:


  
Shirley L. Ellenwood

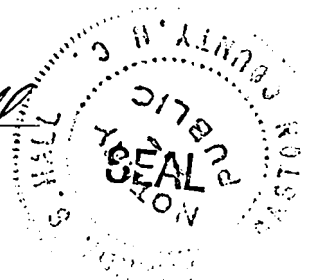
STATE OF NC

COUNTY OF GASTON SS.

The foregoing instrument was acknowledged before me this 3 day of June, 2020 by Shirley L. Ellenwood.

Acknowledgement only. No oath or affirmation was administered to the Signer.

  
Notary Public



Instrument prepared by: Emily Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.