

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 26 2020

MERCER COUNTY
TAX MAP DEPARTMENT

Ohio Warranty Deed

TRANSFERRED

JUN 26 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 542⁵⁰
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 6-26-2020
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS

*THAT KARLA PRICHARD, an Unmarried woman, the GRANTOR, in consideration of
One and No/100 (\$1.00) Dollar and Other Valuable Considerations to her paid by DAVID
A. ELKINS AND TAMMY M. ELKINS, Husband and Wife, for their joint lives, the
remainder to the survivor of them, the GRANTEES, whose address is 4744 Mercer Van
WERT Co. Line Rd., Rockford, OH 45882, the receipt whereof is hereby acknowledged,
does hereby Grant, Bargain, Sell and Convey to the said DAVID A. ELKINS AND
TAMMY M. ELKINS, Husband and Wife, for their joint lives, the remainder to the survivor
of them, the GRANTEES, the following described Real Estate situate in the Township of
Dublin, County of Mercer, and State of Ohio, to-wit:*

Being part of the North half (N 1/2) of fractional Section 3, Town 4 South, Range
2 East, Dublin Township, Mercer County, Ohio and more particularly described as
follows:

Commencing at the Northeast corner of Section 3, T4S, R2E, Dublin Township,
said corner being defined by a spike found over a stone at the intersection of the
centerlines of the Mercer-Van Wert County Line Road and the Frysinger Road,

Thence South 89 degrees 57 minutes 50 seconds West, along the North line of
Section 3, also being the centerline of the Mercer-Van Wert County Line Road,
two thousand five hundred fifty-five and two hundredths (2555.02) feet to a spike
set at the place of
beginning,

Thence continuing South 89 degrees 57 minutes 50 seconds West, along the North
line of Section 3, one hundred (100.00) feet to a spike found at the north quarter
post of Section 3,

Thence West along the North line of Section 3, Fifty and thirty-eight hundredths
(50.38) feet to a spike set,

Thence South, six hundred one and ninety-two hundredths (601.92) feet to an iron
pin set and passing thru an iron pin set at thirty (30.00) feet,

Thence East, one hundred fifty and thirty-eight hundredths (150.38) feet to an iron pin set and passing thru a point on the half section line at fifty and thirty-eight hundredths (50.38) feet,

Thence North 00 degrees 02 minutes 10 seconds East, six hundred one and eighty-four hundredths (601.84) feet to the place of beginning and passing thru an iron pin set at five hundred seventy-one and eighty-four hundredths (571.84) feet.

The afore described parcel contains two and seventy-five thousandths (2.075) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 274 page 653, and is shown on a plat of survey filed with the Mercer County Engineer.

The Mercer County Commissioners have granted a variance to the width/depth ratio requirement stated in Section 431, Article 7, of the Mercer County Subdivision regulations adopted February 16, 1988. This variance is recorded as Mercer County Commissioners Resolution No. 1107, dated September 30, 1993.

The Grantors have dedicated additional land South of and adjacent to the existing right-of-way of the Mercer-Van Wert County Line Road to create a thirty (30.00) foot right-of-way along this parcel.

All bearings for this Survey were turned from the North line of the West half of Section 3, assumed East-West.

This description was prepared by Roy F. Thompson Jr., Registered Surveyor No. 5379.

Parcel No. 07-004200.0000

Tax Map No. 02-03-200-001


Property Address: 4744 Mercer-Van Wert Co. Line Rd., Rockford, OH 45882

Last Transfer: Instrument #202000000375 of Mercer County, Ohio

and all the Estate, Title and Interest of 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 GRANTEES, forever.

And the said GRANTOR does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered; and Further, that she will Defend the same against all lawful claims of all persons whomsoever. Taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said KARLA PRICHARD, an Unmarried Woman, the GRANTOR, has hereunto set her hand this 19th day of June, in the year of our Lord two thousand twenty.


KARLA PRICHARD

STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 19th day of June, in the year of our Lord two thousand twenty, before me, a subscriber, a Notary Public in and for said county, personally came KARLA PRICHARD, an Unmarried woman, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



SARAH D RHINESMITH

Notary Public, State of Ohio
My Commission Expires May 23, 2022

Sarah D. Rhinesmith
Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200