

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 12 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 12 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 589⁰⁰
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 1-12-2021
Deputy Aud. Date

WARRANTY DEED*

(statutory form)

Know All Men By These Presents, that **Jeffrey D. Schaffner**, unmarried, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Cody J. Dugan**, Grantee, whose tax mailing address will be 3733 State Route 707, Rockford, Ohio 45882, the following described real estate:

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Southwest Quarter of Section 29, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a Mag nail at the South quarter post of said Section 29, being the Point of Beginning:

Thence N 88°45'21" W, 450.00 feet along the South line of the Southwest quarter of Section 29 and also being the centerline of State Route 707 to a Mag nail set;

Thence N 01°04'18" E, 484.01 feet and passing through an iron pin with cap set at 31.02 feet to an iron pin with cap set;

Thence S 88°45'21" E, 450.00 feet and passing through an iron pin with cap set at 442.94 feet to a point;

Thence S 01°04'18" W, 484.01 feet along the East line of the Southwest quarter of said Section 29 to the Point of Beginning, containing 5.000 acres of land, more or less, subject to all valid easements and rights-of-way.

All bearings were calculated from the angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated September 4, 2015, on file in the County Tax Map Office.

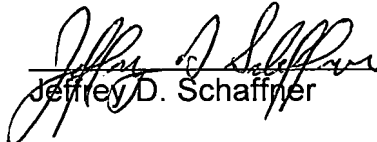
Parcel #: 07-058100.0100

Map #: 02-29-300-004

(Prior Instrument References: Instrument #201800005899, Mercer County Recorder's Office.)

Real Estate Taxes shall be prorated to the date of the closing.

Executed this 8th day of JANUARY, 2021.


Jeffrey D. Schaffner

State of Ohio

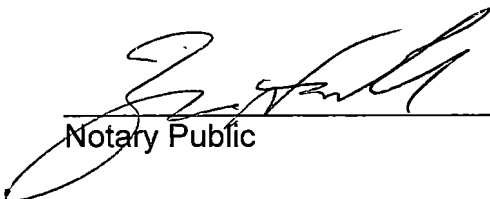
§:

County of Auglaize

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2021 by **Jeffrey D. Schaffner**, unmarried.



ZACH G. FERRALL
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

This Instrument prepared by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

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