

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 21 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 21 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 363.20  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner, Mercer County Auditor.  
427/21/2021  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

THAT GNZ Properties, LLC, an Ohio Limited Liability Company, of Mercer County,  
Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Bryce A. Bedwell**  
**his heirs and assigns forever,**  
**whose tax mailing address is 5285 Karafit Road, Celina, Ohio 45822**

the following described real estate:

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

Being Lot Number Nine (9) in Davis Addition, as it appears in Plat Book 5, Page 28,  
of Mercer County Record of Plats.

ALSO: Real estate situates in the Township of Franklin, County of Mercer and State  
of Ohio, to wit:

Being the North Fifteen (15) feet of Lot Ten (10) in the Davis Addition in the Southeast  
Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty (20), Township Six  
(6) South, Range Three (3) East in Franklin Township as the same appears upon the  
recorded Plat of said Addition in Plat Book 5, Page 28 of the Mercer County, Ohio  
Record of Plats.

Subject to the rights of the State of Ohio, if any and subject to all restrictions, easements  
and conditions of record.

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

Being part of Lot Number 10 of the Davis Addition, situated in Section 20, Township  
6 South, Range 3 East, Franklin Township, Mercer County, Ohio, being more  
particularly described as follows:

Commencing at an iron pin with cap found at the Northeast corner of Lot Number 9 of  
said Davis Addition; thence South 00°30'00" East, 64.97 feet along the East line of Lot  
Numbers 9 and 10 of said Davis Addition to an iron pin with cap found as the Point of  
Beginning; thence continuing South 00°30'00" East, 10.00 feet along the East line of  
said Lot Number 10 to an iron pin with cap set; thence South 89°30'00" West, 86.93  
feet to an iron pin with cap set; thence North 01°01'41" West, 10.00 feet along the  
West line of said Lot Number 10 to an iron pin with cap found; thence North 89°30'00"  
East, 87.02 feet to the Point of Beginning containing 869.75 square feet of land more  
or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 28, 2000, on file in the County Engineer's Office.

ALSO subject to the rights, covenants and agreements that relate to the water well as recited in the prior deed of record recorded in Official Records Volume 79, Page 535, Mercer County Recorder's Office.

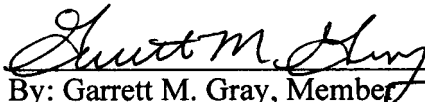
Tax ID #09-034200.0000  
Tax Map #09-20-283-011

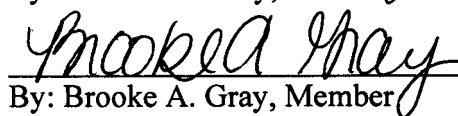
Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Bryce A. Bedwell**, his heirs and assigns forever. And the said Grantor, **GNZ Properties, LLC**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **GNZ Properties, LLC, an Ohio Limited Liability Company**, by and through all its Members, **Garrett M. Gray and Brooke A. Gray**, have hereunto set their hands on this 20th day of July, 2021.

GNZ Properties, LLC

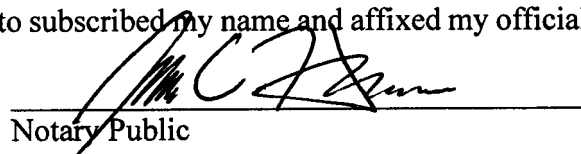
  
By: Garrett M. Gray, Member

  
By: Brooke A. Gray, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 20th day of July, 2021, before me, the subscriber, a notary public in and for said State, personally came **GNZ Properties, LLC, an Ohio Limited Liability Company, by and through all its Members, Garrett M. Gray and Brooke A. Gray**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

  
Notary Public



JACE HOMAN  
Notary Public • State of Ohio  
My Commission Expires:  
March 1, 2022