

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 20 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 20 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **1050⁰⁰**
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 **10-20-2021**
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BRANDON N. JENKINS, unmarried,
Grantor, for valuable consideration paid, grants, with general warranty covenants, to NATHAN J.
LEATHERMAN, Grantee, whose tax mailing address is 5700 Shelley Rd., Rockford, OH 45882,
for the following real property (the "Property"):

Being located in the Northwest Quarter of Section 13, Dublin Township, Town 4
South, Range 2 East, Mercer County, Ohio, being more particularly described as
follows:

Commencing at a mag nail found at the center of said Section 13;

Thence North 00° 39' 09" East along the East line of the Northwest Quarter of said
Section 13 and the approximate centerline of United States Route 127, a distance
of one thousand five hundred forty-nine and twenty hundredths feet (1549.20') to
a mag nail found;

Thence North 89° 29' 35" West a distance of four hundred twenty-three and eighty-
five hundredths feet (423.85') to an iron pin set, marking the TRUE POINT OF
BEGINNING;

Thence continuing North 89° 29' 35" West a distance of one hundred fifty and zero
hundredths feet (150.00') to an iron pin set;

Thence North 00° 30' 25" East a distance of two hundred and zero hundredths feet
(200.00') to a mag nail set, passing an iron pin set at 170.00';

Thence South 89° 29' 35" East along the approximate centerline of Shelley Road,
a distance of one hundred fifty and zero hundredths feet (150.00') to a mag nail set;

Thence South 00° 30' 25" West a distance of two hundred and zero hundredths feet
(200.00') to the TRUE POINT OF BEGINNING, passing an iron pin set at 30.00',
containing 0.689 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of
record.

Parcel Number: 07-028700.0300
Tax Map Number: 02-13-100-016

Prior Instrument Reference: Instrument# 201900005730.

MINOR SUBDIVISION

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

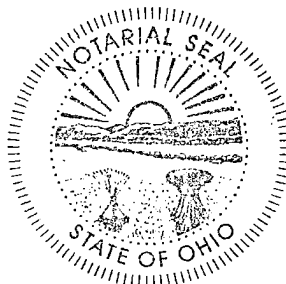
- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 18th day of October, 2021.


BRANDON N. JENKINS

STATE OF OHIO)
)SS:
COUNTY OF AUGLAIZE)

The foregoing instrument was acknowledged before me this 18th day of October, 2021 by BRANDON N. JENKINS.



LAURA E BROOKHART
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 27, 2022


Notary Public

*This instrument prepared by
Schnelle Law Office, LLC, Sidney, OH 45365*