

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 17 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 17 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **87⁵⁰**
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 12-17-2021
Deputy Aud. Date

WARRANTY DEED

Know all Men by these Presents That Mark Reigelsperger and Kelly S. Reigelsperger, husband and wife, the Grantors, for valuable consideration, do hereby Grant, Bargain, Sell and Convey to Robert J. Utgard, Sr. and Jane Utgard, Trustees or their successors in trust, under The Utgard Living Trust, dated July 24, 2018, the Grantees, whose tax-mailing address is PO Box 466, Celina, Ohio 45822, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, the following described Real Estate, situated in the Township of Dublin, in the County of Mercer, and State of Ohio, to-wit:

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 Southeast quarter of Section 36, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at an iron pin at the South quarter post of said Section 36;

thence North 01°25'09" East, 277.34 feet along the West line of the Southeast quarter of said Section 36 and also being the centerline of U.S. Route 127 to a gin spindle found being the Point of Beginning;

thence continuing North 01°25'09" East, 200 feet along the last described line to a Mag nail set;

thence South 89°04'53" East, 343.53 feet and passing through an iron pin with cap set at 50.16 feet to an iron pin with cap set;

thence South 01°25'09" West, 477.34 feet and passing through an iron pin with cap set at 461.81 feet to a Mag nail set;

thence North 89°04'53" West, 111.00 feet along the South line of the Southeast quarter of said Section 36 and also being the centerline of Sites Road to a point;

MINOR SUBDIVISION

thence North 01°25'17" East, 277.28 feet and passing through an iron pin found at 19.52 feet to an iron pin found;

thence North 89°03'54" West, 232.54 feet and passing through an iron pin found at 182.54 feet to the Point of Beginning, containing 2.284 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 4, 2011, on file in the County Tax Map Office.

Minor Subdivision Plat Filed in Instrument #201600001988

Prior Instrument Reference: Instrument 201700006033

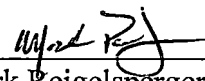
Tax Parcel Number: 07-081400.0200

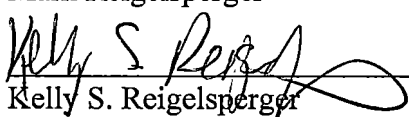
Tax Map Number: 02-36-400-006

and all the Estate, Right, Title and Interest of the Grantors, in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs and assigns forever.

And the said Grantors do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unencumbered, and that they will Defend the same against all lawful claims of all persons whomsoever.

Whereof, the said Mark Reigelsperger and Kelly S. Reigelsperger, husband and wife, the Grantors, have hereunto set their hands, this 15th day of December, in the year A.D. Two Thousand Twenty-One.

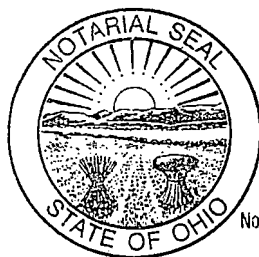


Mark Reigelsperger


Kelly S. Reigelsperger

STATE OF OHIO, COUNTY OF VAN WERT, SS:


Acknowledged before me, a Notary Public, on this 15th day of December, 2021, by Mark Reigelsperger and Kelly S. Reigelsperger, husband and wife, the Grantors, who verified their identity and acknowledged their signatures to be their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C.



- Notary Public.
My Commission Expires: N/A

This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC