

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 06 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 06 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance Fee~~ **EM**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 1/6/2022
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Randall K. Bruns and Roseann A. Bruns, husband and wife, of Mercer County,
Ohio

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

**West Shore Reserve II, Ltd., an Ohio Limited Liability Company
its successors and assigns forever,
whose tax mailing address is 6781 Hellwarth Road, Celina, Ohio 45822**

the following described real estate:

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

Being a 0.759 acre tract located in the East half of the Northeast Quarter of Section 24,
Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described
as follows:

Commencing at a Fence Post Found at the East Quarter Post of the Northeast Quarter
of said Section 24; thence South 89°08'16" West along the North line of the Southeast
Quarter of the Northeast Quarter of said Section, a distance of Seven Hundred Eighty-
eight and Seventy-seven Hundredths feet (788.77') to an Iron Pin Found; thence South
62°28'46" West a distance of Thirty and Zero Hundredths feet (30.00') to an Iron Pin
Set for the TRUE POINT OF BEGINNING; thence continuing South 62°28'46" West
a distance of Three Hundred Thirty-eight and Seventy-two Hundredths feet (338.72')
to an Iron Pin Found on the East Right-of-Way line of State Route 127 passing at Two
Hundred Thirty-two and Sixty-seven Hundredths feet (232.67') an Iron Pin Found;
thence North 27°32'37" West along the East Right-of-Way line of State Route 127, a
distance of One Hundred Twenty and Zero Hundredths feet (120.00') to an Iron Pin
Set; thence North 62°28'46" East a distance of One Hundred Eighty-seven and Zero
Hundredths feet (187.00') to an Iron Pin Set passing at One Hundred Twenty-nine and
Seventy-three Hundredths feet (129.73') an Iron Pin Set; thence South 84°05'14" East
a distance of One Hundred Eighty-one and Eighty-five Hundredths feet (181.85') to an
Iron Pin Set; thence South 27°31'14" East a distance of Nineteen and Eighty-one
Hundredths feet (19.81') to the TRUE POINT OF BEGINNING.

**Containing 0.759 acres of land more or less. Also being part of Lot #1 of Oligier
Allotment recorded in Plat Book 4, Page 49.**

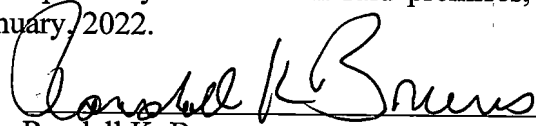
Description is based on a survey by Craig W. Mescher Registered Surveyor No. 8237
in October 2003, and is on file with the Mercer County Engineer's Office.

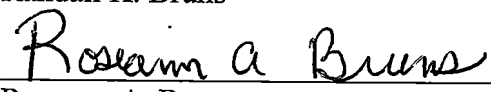
Deed Reference: Instrument #201700002089, Mercer County Recorder's Office.

Tax ID #02-008800.0100
Tax Map #08-24-277-001

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

IN WITNESS WHEREOF, the said **Randall K. Bruns and Roseann A. Bruns, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 6th day of January, 2022.

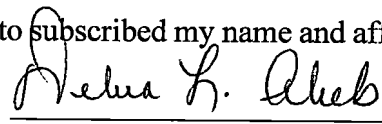

Randall K. Bruns


Roseann A. Bruns

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 6th day of January, 2022, before me, the subscriber, a notary public in and for said State, personally came **Randall K. Bruns and Roseann A. Bruns, husband and wife**, 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



DEBRA L. ABELS
Notary Public, State of Ohio
My Commission Expires Dec. 18, 2025
Recorded in Mercer County