

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 26 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 26 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **763⁰⁰**
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
Deputy Aud. Date

1-26-2022

Know All Men by These Presents:

(General Warranty Deed)

THAT Larry Jutte, unmarried, of Mercer County, Ohio

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

Austin T. Jutte
his heirs and assigns forever,
whose tax mailing address is 3650 State Route 118, Coldwater, Ohio 45828

the following described real estate:

Being a parcel of land situated in Section 3, Town 7 South, Range 2, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Beginning for the same thirty (30) feet east and one hundred (100) feet north of the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 3, Town 7 South, Range 2 East, at the east right of way line of State Route 118; from thence north along said right of way 100 feet; thence east at right angle to the right of way line a distance of 170 feet; thence south 100 feet; thence west at right angle to the point of beginning a distance of 170 feet.

ALSO: Being part of the Southwest Quarter of Section 3, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a mag nail found marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 3; thence North 01°31'09" East along the West line of the Southwest Quarter of Section 3 and the approximate centerline of State Route 118, a distance of one hundred and zero hundredths feet (100.00') to a mag nail set; thence South 88°55'53" East along the south line of a tract as recorded in Volume 194, Page 81, a distance of two hundred and zero hundredths feet (200.00') to an iron pin set, marking the TRUE POINT OF BEGINNING; thence North 01°31'09" East along the East line of a tract as recorded in Volume 194, Page 81, a distance of one hundred and zero hundredths feet (100.00') to an iron pin set; thence South 88°55'53" East a distance of fifteen and fifty hundredths feet (15.50') to an iron pin set; thence South 01°31'09" West a distance of one hundred and zero hundredths feet (100.00') to an iron pin set; thence North 88°55'53" West a distance of fifteen and fifty hundredths feet (15.50') to the TRUE POINT OF BEGINNING, **containing 0.036 acres of land more or less.**

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

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in May of 2013 and is on file with the Mercer County Engineer's Office.

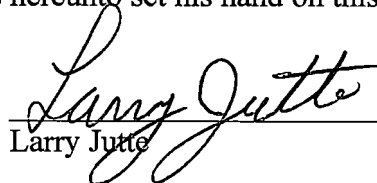
Deed Reference: Instrument #201300004091, Mercer County Recorder's Office

Tax ID #03-048700.0000
Tax Map #11-03-300-004

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, **Austin T. Jutte**, his heirs and assigns forever. And the said Grantor, **Larry Jutte**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Larry Jutte, unmarried**, who hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand on this 22 day of January.


Larry Jutte

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22 day of January, before me, the subscriber, a notary public in and for said State, personally came **Larry Jutte, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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



MATTHEW SELHORST
Notary Public • State of Ohio
My Commission Expires:
March 4, 2024