

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 21 2022


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 21 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.

 10/21/2022
Deputy Aud. Date

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed on the date listed below, by the Grantor, Crow's Nest 5961 LLC, an Ohio Limited Liability Company, by and through Michael Stienecker, its duly-authorized Managing Member, whose mailing address is P.O. Box 618, Milltown, Montana, 59851, to the Grantee, LER Enterprise, LLC, whose mailing address is 6370 State Route 703, Celina, Ohio 45822.

Both Grantor and Grantee WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of One Dollar (\$1.00) paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the title, right, interest and claim which the Grantor has in the following described parcel of land, and improvements and appurtenances thereto in Franklin Township, Mercer County, Ohio and more particularly described as follows:

Lots Numbered One (1), Two (2), Nineteen (19) and Twenty (20) of Cummins Subdivision, as the same appear upon the recorded plat thereof. Of record in Plat Book 6, Page 10, of the Mercer County, Ohio Records of Plats, including all interest of the Grantors in that portion of West Road immediately to the south of Lots Nineteen (19) and Twenty (20).

Subject to all conditions, restrictions, easements and rights-of-way of record.

Subject to all rights, and obligations under a certain water well agreement dated January 11, 1996, and filed for record in Volume 43, Page 15, of the Mercer County Recorder's Records of Leases.

Together with all the improvements, rights, privileges, easements and appurtenances thereto belonging, and all the rents, issues and profits thereof, in its current condition, but subject to all applicable legal highways, easements, restrictions, reservations of record and zoning laws (hereinafter "the premises").

Tax ID #09-048600.0000 (Lot 1) # 09-048600.0000 (Lot 2) #09-050400.0000
(Lot 19) # 09-050500.0000 (Lot 20)

Tax Map #09-20-333-039 (Lot 1) #09-20-333-038 (Lot 2) #09-20-333-048 (Lot 19) #09-20-333-049 (Lot 20)

Last Sales Transfer: Instrument #201700001965, Mercer County Recorder's Office

The purpose of this Quitclaim Deed is to extinguish any and all interests that the Grantor may have under a Land Installment Contract entered into by and between Grantor and Grantee for the premises, on file as Instrument #201900004666, recorded on or about October 15, 2019, Mercer County Recorder's Office.

EXECUTED BY the said Grantor, Crow's Nest 5961 LLC, an Ohio Limited Liability Company, by and through Michael Stienecker, its duly-authorized Managing Member, this

14th day of January, 2022.



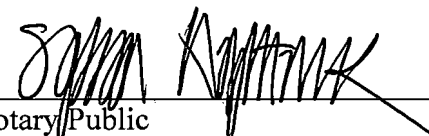
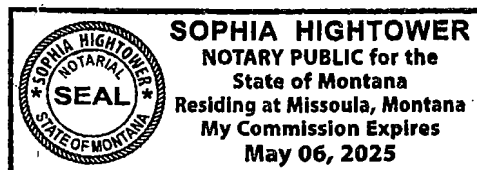
Crow's Nest 5961 LLC

By: Michael Stienecker,
Its: Managing Member

State of Montana }
County of Missoula } SS:

On this 14th day of January, 2022 before me, a Notary Public in and for said county, personally came Crow's Nest 5961 LLC, an Ohio Limited Liability Company, by and through Michael Stienecker, its duly-authorized Managing Member, the Grantor in the foregoing deed, who acknowledged that he had legal authority to execute this document, and further acknowledged that the signing thereof to be a voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.


Notary Public

This Instrument Prepared, without benefit of a title examination, by: George E. Moore (Ohio Supreme Court #0082391), GEORGE E. MOORE LAW OFFICE, LLC 427 E. Market Street, P.O. Box 41, Celina, Ohio 45822, TEL: (567) 890-4141 FAX: 1 (567) 302-2654, George@GeorgeMooreLaw.com