

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 27 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 27 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 280.00
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 1/27/2023
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT NET TEN PROPERTIES, LLC, an Ohio Limited Liability Company, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **BASFORD RENTAL PROPERTIES, LLC**, an Ohio Limited Liability Company, whose tax mailing address is 510 S. Wayne St., Ft. Recovery, Ohio 45846, the following described **REAL ESTATE**:

Situated in the Village of Ft. Recovery, County of Mercer, and State of Ohio, to-wit:

Being part of Out-Lot Number Two (2) of the Most Precious Blood Addition (Society M.P.B. first addition) to the Village of Ft. Recovery, Mercer County, Ohio, and more particularly described as follows:

Commencing at a point One Hundred (100) feet South of the Northeast corner of said Out-Lot Number Two (2) (said point being the Northeast corner of the Hull lot); thence West on a line parallel with the North line of said lot a distance of One Hundred Fifty (150) feet; thence North on a line parallel with the East line of said lot a distance of Fifty (50) feet to a point (being the Southwest corner of the Adney lot); thence East on a line parallel with the North line of said lot a distance of One Hundred Fifty (150) feet to the East line of said lot; thence South on and along the East line of said lot a distance of Fifty (50) feet to the place of beginning.

Tax Number: 17-039300.0000 Map Number: 13-16-138-011

Last transfer: Instrument 201900006015 of the Official Records of the Mercer County, Ohio Recorder's Office.

Street address of property: 510 S. Wayne St.
Ft. Recovery, Ohio 45846


Grantees shall pay all real estate taxes and assessments due and payable in January, 2023.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever.

And the said NET TEN PROPERTIES, LLC, does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that it will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said NET TEN PROPERTIES, LLC, an Ohio Limited Liability Company, through its sole member, Daniel R. Lennartz, and hereby executes this deed on this 26th day of January, 2023.

Signed and acknowledged by:


Daniel R. Lennartz, Sole Member of
Net Ten Properties, LLC

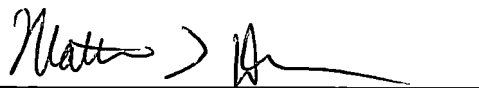
**STATE OF OHIO
COUNTY OF MERCER**

The foregoing instrument was acknowledged before me this 26th day of January, 2023 on behalf of Net Ten Properties, LLC by. Daniel R. Lennartz, said Company's sole member.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



MATTHEW J. WUEBKER
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03


Notary Public

Instrument prepared by: Matthew J. Wuebker, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: mwuebker@howellcolaw.com, REG. NO 0091134.