

TRANSFERRED

JUL 02 2009

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 02 2009

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 499.80
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
JS 7/2/09
Deputy Aud. Date

GENERAL WARRANTY DEED

Benjamin Young and Sheila Young, husband and wife, of Mercer County, Ohio, the
Grantors, for valuable consideration paid, grant with general warranty covenants, to
John David Pilipovich whose tax-mailing address is: 6840 Fleetfoot Road, Celina, Ohio
45822, the following **REAL PROPERTY**:

Situated in the Township of Jefferson, County of Mercer and State of Ohio,
bounded and described as follows:

Being a parcel of land in the Northwest Quarter (¼) of Section Two (2), Town Six
(6) South, Range Two (2) East, Jefferson Township, Mercer County, Ohio and
more particularly described as follows:

Beginning at a set PK nail on the West line of the Northwest Quarter (¼) of
Section Two (2) (being also the centerline of Fleetfoot Road), North 00° 00' 00"
East (assumed bearing) One Thousand one Hundred Seventy and Nineteen
Hundredths (1,170.19) feet from an existing PK nail at the Southwest corner of
the Northwest Quarter (¼) of Section Two (2); thence the following courses:

MINOR SUBDIVISION

1. Continue North 0° 00' 00" East on said West line, 25.00 feet to a set PK nail;
2. North 90° 00' 00" East on the centerline of a private drive, 206.59 feet;
3. South 63° 58' 50" East on the drive centerline, 34.19 feet;
4. North 90° 00' 00" East on the drive centerline, 173.80 feet to a set #5 rebar at the P.C. of a curve to the right;
5. Southeasterly on the arc of a curve, 219.82 feet to a set #5 rebar at the P.C.C., said curve having a radius of 185.00 feet and an L.C. of South 55° 57' 38", 207.11 feet;
6. Easterly on the arc of a curve to the left, 441.31 feet to a set #5 rebar at the P.T., said curve having a radius of 190.00 feet and an L.C. of South 88° 27' 38" East, 348.59 feet;
7. North 25° 00' 00" East, 124.47 feet to a set #5 rebar;
8. North 00° 00' 00" East, 207.32 feet to a set #5 rebar;
9. North 89° 43' 07" East, 155.63 feet to a set #5 rebar;
10. South 0° 06' 19" West, 356.69 feet to a set #5 rebar at the P.C. of a curve to the right;
11. Southwesterly on the arc of the curve, 244.84 feet to a set #5 rebar at the P.T., said curve having a radius of 157.00 feet and an L.C. of South 44° 46' 54" West, 220.77feet;
12. South 89° 27' 29" West, 671.20 feet to a set #5 rebar, passing over an existing rebar at 110.02 feet;
13. North 00° 00' 00" East, 299.15 feet to a set #5 rebar, passing over a set #5 rebar at 156.37 feet;
14. South 90° 00' 00" West, 80.55 feet to a set #5 rebar;
15. North 63° 58' 50" West, 34.19 feet to a #5 rebar;

16. South 90° 00' 00" West, 200.81 feet to the POINT OF BEGINNING, passing over a set #5 rebar at 170.81 feet.



See minor subdivision and drawing of this area in deed Volume 321, page 408, deed record, Mercer County, Ohio. This tract contains 5.003 acres, more or less, and is tract #5 on a survey of this area by Clayton T. Bacon, P.S. #6179, July 1992. This tract is subject to all easements, restrictions, conditions, and limitations imposed thereon and as EASEMENT for ingress and egress as shown on Deed Volume 321, Page 801 to Doug Heckler in this Minor Subdivision and subject to Regulations imposed thereon in the Recorder's Office of Mercer County, Ohio.

This entire tract is subject to all regulations as recorded in Miscellaneous Volume 9, Page 56, Recorder's Office of Mercer County, Ohio, even though this tract is not in said Minor Subdivision.

Prior Instrument Reference: Instrument number 200700004070 of the Deed Records of Mercer County, Ohio.

Parcel #: 26-025800.0500 Tax map number: 08-02-151-007

Witness their hands this 1 day of July, 2009


Benjamin Young

Sheila Young

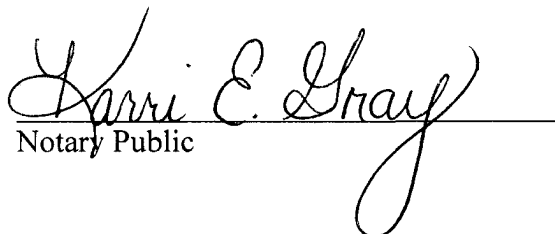
State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 1 day of July, 2009 before me the subscriber, a Notary Public in and for said county, personally appeared Benjamin Young and Sheila Young, 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 seal on this day and year aforesaid.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
October 30, 2011
Recorded in Mercer County


Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Van Arsdell and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120