

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 02 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 02 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 157⁵⁰
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 12.2.16
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantor, **Thomas S. Clifford and Elaine L. Clifford, fka Elaine L. Crowell**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantee, **Seth Kohnen**, whose tax mailing address is 6040 Sites Rd., Mendon, OH 45862, the following real property:

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

Situated in the southeast quarter of the northwest quarter of Section 3, Hopewell Township, T5S, R2E, Mercer County, Ohio, as shown on plat of survey made by B.R. Gebhart, Registered Surveyor, on February 19, 1966, and duly recorded in Engineer's Survey Records in Volume 4, Page 133, and more definitely described as follows:

Beginning at a corner stone "A" located 311.52 feet West and 1306.80 feet South of the North quarter post of Section Three (3), Hopewell Township; thence S 00° 00' 00", 718.42 feet, to a wood corner post; thence N 89° 43' 00" W, 104.33 feet, to a point "D" on the East right of way line of the Cincinnati Northern Railroad; thence N 23° 43' 00" W, 793.27 feet, along the East right of way line of the railroad to point "B" a concrete corner post; thence S 88° 54' 00" E, 423.35 feet, to point "A" the place of beginning.

ALSO, an Easement and Right of Way 12.00 feet wide for ingress and egress on and over those certain pieces of land upon like terms and conditions as described in Volume 164, Page 69, and Volume 164, Page 71, of the Mercer County Recorder's records. Bearing on line "A - C" is observed magnetic, all other figured from angles turned in the field. Tract contains Four and Thirty-six Hundredths (4.36) acres of land.

ALSO, a strip of land subject to the foregoing easements and an easement granted in Deed Volume 188, Page 378, to the owners of the premises West of the strip of land conveyed hereby, to-wit: Commencing at the centerline of the Tama Road at the East line of the Cincinnati Northern Railroad; thence East 89.00 feet to the place of beginning; thence Northwest on and along the East line of Bevin Lee and Sylvia Joseph as conveyed to them in Deed Volume 212, Page 401, to a point on the South line of the 4.36 acre tract described above; thence East, 4.00 feet; thence Southeast to a point 4.00 feet East of the place of beginning on the centerline of Tama Road; thence West 4.00 feet to the place of beginning.

Subject, however, to all legal highways, and subject to, and with the benefit of, all restrictions, conditions, limitations, reservations, easements, rights of way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

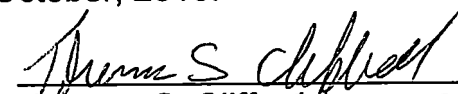
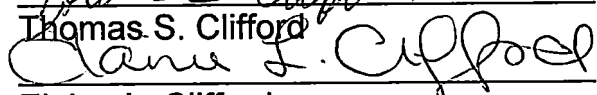
PARCEL NO. ²⁵~~26~~-004300.0000 TAX MAP NO. 05-03-100-008

Last transfer of record appears at Instrument #200800003064, Mercer County Recorder's Official Records.

Grantee assumes and agrees to pay the December, 2016 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

The Grantors, Thomas S. Clifford and Elaine L. Clifford, husband and wife, release all rights of dower herein.

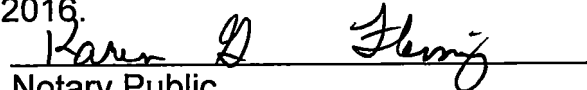
Witness our hands this 20th day of October, 2016.


Thomas S. Clifford

Elaine L. Clifford

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Thomas S. Clifford and Elaine L. Clifford, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 20th day of October, 2016.


Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search.



KAREN G. FLEMING
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9/30/2017