

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

Exemption paragraph, ~~conveyance fee~~ **ET**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

MAR 01 2022

MAR 01
~~FEB 29~~ 2022

3-1-2022

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KP
Deputy Aud. Date

3-1-2022

Know All Men by These Presents:

(General Warranty Deed)

THAT Valerie A. Cryer, unmarried, of Mercer County, Ohio

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

**Valerie A. Jackson Cryer, Trustee of the Valerie A. Jackson Cryer Trust
dud February 28, 2022
her successors and assigns forever
whose tax mailing address is 5383 U.S. Route 127, Celina, Ohio 45822**

the following described real estate:

TRACT 1: Situated in the Township of Butler, County of Mercer, State of Ohio,
and bounded and described as follows:

Being a part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section
Number Thirty-four (34), Town Six (6) South, Range Two (2) East and described
as follows: Beginning for the same at the Northwest corner of the Southwest Quarter
(1/4) of Section Thirty-four (34); thence South One Hundred (100) feet; thence East
One Hundred and Sixty (160) feet; thence North One Hundred (100) feet; thence
West One Hundred and Sixty (160) feet to the place of beginning.

Deed Reference: Instrument #201100004807 and Instrument #202100005051,
Mercer County Recorder's Office.

Tax ID #03-039600.0000
Tax Map #08-34-300-001

TRACT 2: The following described real estate situated in Butler Township, Mercer
County, Ohio, and being part of the Northeast Quarter of Section 24, Town 6 South,
Range 2 East, and more particularly described as follows:

Beginning at the stone at the center of the Northeast Quarter of said Section 24;
thence with the North line of the Southeast Quarter of the Northeast Quarter of said
Section 24 S88°30'E 56.90 feet to the West right-of-way line of U.S. Route 127;
thence with the West right-of-way line of U.S. Route 127 S25°38' E 97.40 feet to a
point; thence S64°39'W 115.93 feet to an iron pipe; thence N85°46'W 101.00 feet
to the center of a 6-inch tile in a concrete headwall; thence with the approximate
centerline of a channel N3°22"E 374.30 feet to a point in Grassy Branch Ditch;
thence S34°04'E 159.00 feet to an iron pipe on the West right-of-way line of U.S.
Route 127; thence with the East line of the Northwest Quarter of the Northeast
Quarter of said Section 24 S2°20'W 110.60 feet to the place of beginning.

Containing 0.93 of an acre more or less. As part of the consideration herefor, the
above premises are hereby conveyed with the restriction that the premises may be
used for the purpose of used car sales, but shall not be used as an automobile

wrecking yard, and that the Grantees, their heirs and assigns shall not use such premises to store scrap, old batteries, junk, dismantled or wrecked automobiles or parts thereof, and that the Grantees, their heirs and assigns, shall not dispose of parts or motor vehicles by burning the same on said premises. It is the intent of the parties hereto that this restriction shall run with the land and shall be binding upon any person, firm or corporation obtaining title to the above-described premises from or through the Grantees.

ALSO: The following described real estate situated in Butler Township, Mercer County, Ohio, and being part of the Northeast Quarter of the Northeast Quarter of Section 24, Town 6 South, Range 2 East, and more particularly described as follows:

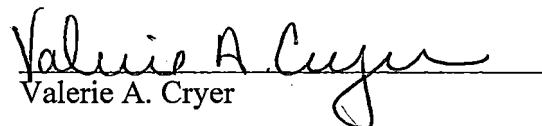
Beginning at the stone at the center of the Northeast Quarter of said Section 24; thence with the East line of the Northwest Quarter of the Northeast Quarter of said Section 24 N2°20'E 110.60 feet to an iron pipe on the West right-of-way line of U.S. Route 127; thence with the West right-of-way line of U.S. Route 127 S25°09' E 123.70 feet to the North line of the Southeast Quarter of the Northeast Quarter of Section 24; thence with the North line of the Southeast Quarter of the Northeast Quarter of said Section 24 N88°30' W 56.90 feet of the place beginning.

Containing 0.07 of an acre more or less. The above-described parcel being all that part of the Northeast Quarter of the Northeast Quarter of said Section 24 which lies West of the West right-of-way line of U.S. Route 127 and is the same tract as recorded in Deed Volume 239, Page 249, in the Mercer County Recorder's Office.

Deed Reference: Instrument #201100004808 and Instrument #202100005051, Mercer County Recorder's Office.

Tax ID #02-011000.0000 & #02-011000.0100
Tax Map #08-24-276-001 & #08-24-276-002

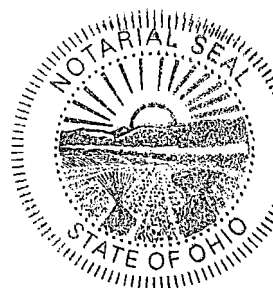
IN WITNESS WHEREOF, the said **Valerie A. Cryer, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hands on this 28th day of February, 2022.


Valerie A. Cryer

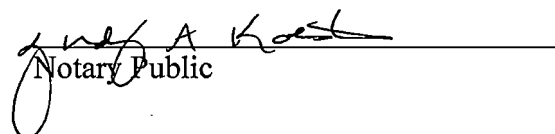
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of February, 2022, before me, the subscriber, a notary public in and for said State, personally came **Valerie A. Cryer, unmarried**, 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 official seal on the day and year last aforesaid.



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.


Notary Public