

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 17 2012

MERCER COUNTY
TAX MAP DEPARTMENT

DEC 17 2012

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.

Warranty Deed

KP 12-17-12
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS that **Shawn D. Murlin, a married man, Erik M. Murlin, a married man, and Kyle M. Murlin, a married man**, the Grantors herein, for valuable consideration paid, grant, with general warranty covenants to **Murlin & Sons, Inc., an Ohio Corporation**, whose tax mailing address is c/o Kyle M. Murlin, 5744 Fleetfoot Road, Celina, Ohio 45822, the following described real property:

TRACT 1:

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

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the West half of the Southeast quarter of Section 14, Township 6 South, Range 2 East, being more particularly described as follows:

Beginning at the South quarter post of said Section 14;

thence South 88°32'04" East along the South line of the Southeast quarter of said Section 14 and the centerline of St. Anthony Road a distance of 1330.36 feet to a PK nail;

thence North 01°33'03" East along the East line of the West half of the Southeast quarter of said Section 14 a distance of 2626.98 feet to a 5/8 inch iron bar in the East line of lands conveyed to the Mercer County Commissioners by Deed recorded at Deed Volume 327, Page 786;

thence South 37°07'06" West along the East line of said Mercer County Commissioner's parcel, a distance of 2288.70 feet to a 5/8 inch iron bar;

thence South 01°29'02" West along the West line of the Southeast quarter of said Section 14 a distance of 767.26 feet to the place of beginning.

Containing 51.858 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 21, 2007, on file in the County Engineer's Office.

LESS AND EXCEPT THEREFROM the following described tract:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the West half of the Southeast quarter of Section 14, Township 6 South, Range 2 East, being more particularly described as follows:

Beginning at the cornerstone at the South quarter corner of said Section 14;

thence South 88°32'04" East, along the South line of the Southeast quarter of said Section 14 and the centerline of St. Anthony Road, a distance of 726.17 feet to a PK nail;

thence North 01°29'02" East, a distance of 153.21 feet to a 5/8 inch iron bar;
thence North 88°32'04" West, a distance of 80.01 feet to a 5/8 inch iron bar;
thence North 37°06'15" West, a distance of 84.22 feet to a 5/8 inch iron bar;
thence North 01°29'02" East, a distance of 142.07 feet to a 5/8 inch iron bar;
thence North 88°32'04" West, a distance of 92.57 feet to a 5/8 inch iron bar;
thence South 01°29'02" West, a distance of 17.18 feet to a 5/8 inch iron bar;
thence North 88°32'04" West, a distance of 501.06 feet to a 5/8 inch iron bar;
thence South 01°29'02" West along the West line of the Southeast quarter of said Section 14, a distance of 343.95 feet to the place of beginning.

Containing 5.230 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated February 19, 2008, on file in the County Engineer's Office.

Containing after said exception 46.628 acres of land, more or less.

TRACT 2:

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

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the West half of the Southeast quarter of Section 14, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing for reference at the South quarter post of said Section 14;

thence North 01°29'02" East along the West line of the Southeast quarter of said Section 14, a distance of 1007.56 feet to a 5/8 inch iron bar in the West line of land conveyed to the Mercer County Commissioners by Deed recorded at Deed Volume 327, Page 786, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence North 37°07'06" East along the West line of said Mercer County Commissioner's parcel a distance of 2025.22 feet to a 5/8 inch iron bar;

thence North 88°47'00" West along the North line of the Southeast quarter of said Section 14, a distance of 1179.93 feet to an 8" diameter well casing at the center of said Section 14;

thence South 01°29'02" West along the West line of the Southeast quarter of said Section 14 a distance of 1640.49 feet to the place of beginning.

Containing 22.218 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 21, 2007, on file in the County Engineer's Office.

Containing in Tracts 1 and 2, 68.846 acres of land, more or less.

TAX PARCEL NUMBER: 02-002800.0000

TAX MAP NUMBER: 08-14-400-002

TRACT 3:

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

Commencing at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 14, Town 6 South, Range 2 East; thence East a distance of 383 feet to a point which is the place of beginning; thence South a distance of 575 feet to a point; thence East a distance of 100 feet; thence North a distance of 575 feet; thence West a distance of 100 feet to the place of beginning, containing 1.32 acres of land, more or less, without survey, subject to all legal highways and easements of record imposed thereon.

TAX PARCEL NUMBER: 26-061000.0000

TAX MAP NUMBER: 08-14-100-006

PRIOR INSTRUMENT REFERENCE: Instrument # 20120000 7796

The Grantors agree to pay all real estate taxes and assessments due and payable in January and July, 2013, and Grantee agrees to assume and pay all real estate taxes and assessments due and payable in January, 2014, and thereafter.

Shawn D. Murlin and Lori R. Murlin, his wife, Erik M. Murlin and Leslie M. Murlin, his wife, and Kyle M. Murlin and Brenda M. Murlin, his wife, who hereby relinquish their right and expectancy of dower, have hereunto set their hands this 17th day of December, 2012.

Shawn D. Murlin
Shawn D. Murlin

Lori R. Murlin
Lori R. Murlin

Erik M. Murlin
Erik M. Murlin

Leslie M. Murlin
Leslie M. Murlin

Kyle M. Murlin
Kyle M. Murlin

Brenda M. Murlin
Brenda M. Murlin

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named Shawn D. Murlin and Lori R. Murlin, his wife, Erik M. Murlin and Leslie M. Murlin, his wife, and Kyle M. Murlin and Brenda M. Murlin, his 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 hereunto set my hand and official seal on this 17th day of December, 2012.

Thomas D. Lammers
Notary Public, State of Ohio
THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.02 ORC

SEAL

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/dg