

COUNTY
DEPARTMENT

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 15 2015

MERCER COUNTY
TAX MAP DEPARTMENT

OHIO WARRANTY DEED

TRANSFERRED

JUL 15 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, O.C.S. § 5303.02
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 5303,
202 Randall E. Grapner Mercer County Auditor.

70⁰⁰

KP 7-15-15
Deputy Aud. Seal

KNOW ALL PERSONS BY THESE PRESENTS

That, **Versa-Pak, Ltd., an Ohio Limited Liability Company**, for valuable consideration paid, grants with general warranty covenants to

Donald B. Uhlenhake and Karen M. Uhlenhake

whose tax mailing address is **2019 Eaglebrooke Parkway, Celina, Ohio 45822**, the following real property:

Situated in the **CITY of CELINA, TOWNSHIP of JEFFERSON, COUNTY of MERCER, and STATE of OHIO:**

Being a parcel of land situated in the City of Celina, Jefferson Township, Mercer County, Ohio, and in the southeast quarter of Section 33, Township 5 South, Range 3 East, and also being part of lot number 3 of the Re-Plat of The Grand Lake Industrial Park (Instrument #201000003616), being more particularly described as follows:

Commencing at an iron pin found at the northeast corner of said lot number 3, being the Point of Beginning;

Thence S 00° 57' 58" W, 322.73 feet along the east line of said lot number 3 to an iron pin with cap set;

Thence N 88° 47' 37" W, 360.04 feet to an iron pin with cap set;

Thence N 15° 29' 25" E, 236.84 feet along the west line of said lot number 3 to an iron pin found;

Thence N 19° 24' 40" W, 46.33 feet along the west line of said lot number 3 to an iron pin found;

Thence S 77° 06' 12" E, 85.70 feet along the north line of said lot number 3 and also being the south right-of-way line of Havemann Road to an iron pin found;

Thence continuing along the last described line and the arc of a curve to the left 252.79 feet to the Point of Beginning, with said curve having a radius of 250.00 feet and a chord bearing of N 75° 05' 35" E, 242.16 feet, containing 2.00 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated June 3, 2013, on file in the County Tax Map Office.

Parent Tax Parcel I.D. #27-026750.4003 / Parent Tax Map #06-33-400-010
Split Tax Parcel I.D. #27-026750.4010 / Split Tax Map #06-33-400-017

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Prior Instrument Reference: Instrument #201200002606, Mercer County Recorder's Records.

Dated this 14th day of July, 2015.

Versa-Pak, Ltd.**

By: *Victor Post*

Victor Post, its President

**Versa-Pak, Ltd., an Ohio Limited Liability Company (inadvertently and incorrectly previously referred to as Versa-Pak, Ltd., an Ohio Corporation)

STATE OF OHIO - COUNTY OF MERCER - ss:

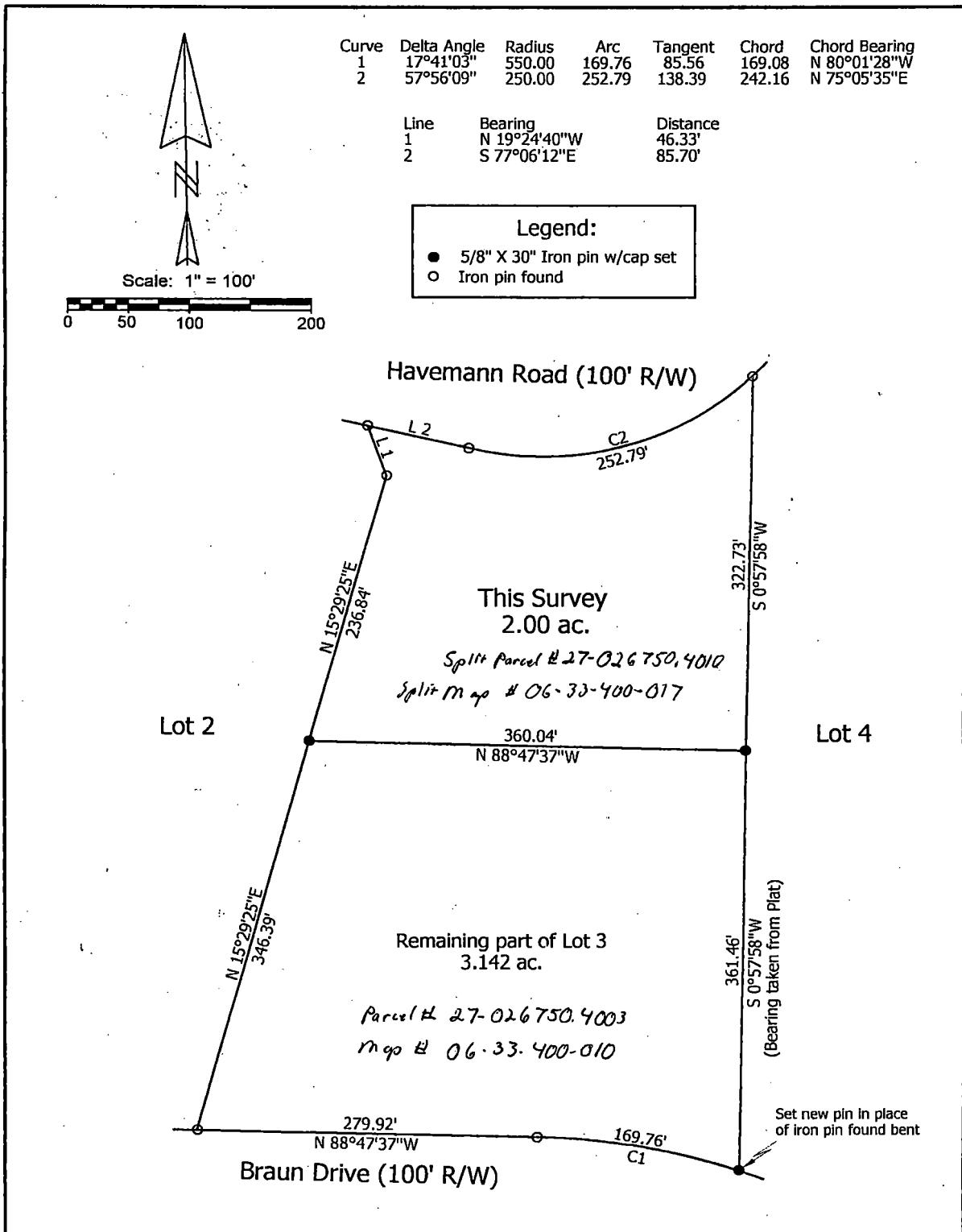
Before me, a notary public in and for said County and State, personally appeared the above named **Victor Post, President of Versa-Pak, Ltd., an Ohio Limited Liability Company**, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 14th day of July, A.D. 2015.



SHELLY J. BILLS
Notary Public • State of Ohio
My Commission Expires:
March 10, 2017
Recorded in Mercer County

Shelly J. Bills
Notary Public for Ohio
My Commission: Expires March 10,
2017



Marbaugh Land Surveying 1901 Carolina Court Celina, Ohio 45822 (419) 586-4293 Kent B. Marbaugh P.S.7421		Versa Pak LTD Survey Lot 3 (Re-Plat of Grand Lake Industrial Park)	
		State of: <u>Ohio</u> County: <u>Mercer</u> Township: <u>Jefferson</u> Sec: <u>33</u> Town: <u>5S</u> Range: <u>3E</u> City/Village: <u>Celina</u> Subdivision: _____ Lot: _____ Deed Ref: _____ Inst. # <u>201200002606</u> Date Surveyed: <u>6-3-13</u>	
Approvals: _____ Agency: Board of Health Date: _____		 City of Celina	_____ County Engineer

06-H(33)