

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 13 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 13 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 1646.10
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 4/13/2017
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Geier Bros. Real Estate, LLC, an Ohio limited liability company**, for valuable consideration paid, grants with general warranty covenants to

Brian P. Geier and Anne M. Geier

whose tax mailing address is 804 Oakwood Drive, Coldwater, Ohio 45828, the following real property:

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

Being a parcel of land situated in Jefferson Township, Mercer County, Ohio, and in the southwest fractional quarter of Section 7, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing at a Mag nail set at the south quarter post of said Section 7, being the Point of Beginning;

Thence N 88° 26' 16" W, 879.90 feet along the south line of the southwest fractional quarter of said Section 7 to a Mag nail set;

Thence N 01° 17' 37" E, 2,118.10 feet and passing through iron pins with caps set at 18.70 feet and 2,112.36 feet to a point;

Thence S 88° 26' 14" E, 879.28 feet to an iron pin with cap set;

Thence S 01° 16' 37" W, 2,118.10 feet along the east line of the southwest fractional quarter of said Section 7 and passing through an iron pin with cap set at 2,091.86 feet to the Point of Beginning, containing 42.770 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated April 8, 2017, on file in the County Tax Map Office.

Tax Parcel I.D. #26-0444X00.0100 / Tax Map #08-07-300-007

Prior Instrument Reference: Instrument #201000002445, Mercer County Recorder's Records.

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

Geier Bros. Real Estate, LLC, by all of its Members, have hereunto set their hands on the day and year set forth in their respective acknowledgements.

Geier Bros. Real Estate, LLC

By: Marvin P. Geier - member
Marvin P. Geier, Member

By: Gerald P. Geier Member
Gerald P. Geier, Member

By: Mary E. Geier, Member
Mary E. Geier, Member

By: Nancy A. Geier, Member
Nancy A. Geier, Member

STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, a notary public in and for said County and State, personally appeared the above named **Marvin P. Geier and Mary E. Geier, Members of Geier Bros. Real Estate, LLC, an Ohio limited liability company**, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Limited Liability Company, and the free act and deed of them personally and as such member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 12th day of April, A.D. 2017.

Angela R. Cox
Notary Public for Ohio
My Commission:



ANGELA R. COX
Notary Public • State of Ohio
My Commission Expires:
January 30, 2021

STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, a notary public in and for said County and State, personally appeared the above named **Gerald P. Geier and Nancy A. Geier, Members of Geier Bros. Real Estate, LLC, an Ohio limited liability company**, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Limited Liability Company, and the free act and deed of them personally and as such member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 12th day of April, A.D. 2017.



RUTH M. LINK
Notary Public • State of Ohio
My Commission Expires:
December 23, 2021

Ruth M. Link
Notary Public for Ohio
My Commission: