

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 02 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 02 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$199.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 3/2/2020
Deputy Aud. Date

LIMITED WARRANTY DEED

Woodridge USA Properties, LP, a Texas Limited Partnership, the Grantors, for valuable consideration paid, grants and conveys with limited warranty covenants to 219 Investments, LLC, an Ohio Limited Liability Company, the Grantee, whose tax-mailing address is 810 Linden Ave., Celina, Ohio 45822 the following described premises:

Situate in the Township of Jefferson, County of Mercer, State of Ohio, and further described as follows:

Being all of Lot Number Thirty-one (31) in Nichelson Manor, Jefferson Township, Mercer County, Ohio, as the same is shown on the recorded Plat thereof, Plat Book 4, Page 5, in the Recorder's Office of Mercer County, Ohio.

Parcel No. 26-149100.0000

Tax Map # 09-04-254-019

Prior Deed Reference: 201900005815 of the Deed Records of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantors grant and convey all the Estate, Right, Title and Interest of the said Grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, 219 Investments, LLC. And the said Woodridge USA Properties, LP, does hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unencumbered, from all encumbrances made by the grantor, and that he does warrant and that it will Defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Woodridge USA Properties, LP has hereunto set its hand on this 13 day of FEBRUARY, 2020.

WOODRIDGE USA PROPERIES, LP

Sandy R. Utley

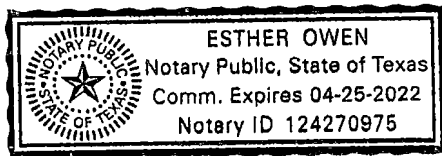
By: Sandy R. Utley
Its: Managing Member

State of Texas

County of TAYLOR ss:

BE IT REMEMBERED, that on this 18TH day of FEBRUARY, 2020 before me the subscriber, a Notary Public in and for said county, came **Woodridge USA Properties, LP, by Sandy R. Utley**, its Managing Member, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be its voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



Esther Owen

Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110, without benefit of title search.