

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

MAY 19 2022

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MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1750.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 319,
202 Randall E. Grapner Mercer County Auditor.

K/S 5/19/2022
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT RDF, INC., an Ohio Corporation, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **GRIESHOP PROPERTIES, LLC**, an Ohio Limited Liability Company, whose tax mailing address is 5373 State Route 29, Celina, Ohio 45822, its successors and assigns forever, the following described real estate:

Being all our right, title and interest in the premises located in the Southeast corner of the Northeast Quarter (1/4) of Section Two (2), Town Six (6) South, Range Two (2) East, Jefferson Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, Registered Surveyor, to which reference is made for a more particular description:

Beginning at point "A," the East quarter post of Section Two (2), said point being on the center line of State Route 29; thence South 89° 58' West Two Hundred (200) feet along the half section line of Section Two (2) to point "B"; thence North 0° 30' East Two Hundred Eighty (280) feet to a wood stake, "C," and passing through an iron pipe set Thirty (30) feet North of point "B;" thence North 89° 58' East Two Hundred (200) feet to an iron pipe "D" set on the East line of Section Two (2), said line also being the West line of the Celina Board of Education property (West Elementary School) and passing through an iron pipe set Five (5) feet East of point "C;" thence South 0° 30' West, Two Hundred Eighty (280) feet along the East section line of Section Two (2) to the place of beginning.

The tract contains One and Twenty-eight Hundredths (1.28) acres, subject to the right-of-way of State Route 29. Bearings are observed magnetic.

The last conveyances appear in Deed Record 216, Page 385, and Deed Record 239, Page 344, both in the Recorder's Office, Mercer County, Ohio.

Also, the following parcel located in the Southeast corner of the Northeast Quarter (1/4) of Section Two (2), Town Six (6) South, Range Two (2) East, Jefferson Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, Registered Surveyor; to which reference is made for a more particular description:

Commencing on the center line of State Route 29 on the East line of Section Two (2), Town Six (6) South, Range Two (2) East; thence North along the East line of Section Two (2), Two Hundred Eighty (280) feet, the point of beginning of this tract, also the Northeast corner of tract now owned by Grantors as a point of beginning; thence North along the East line of Section Two (2), Fifty (50) feet to a

point; thence West Two Hundred (200) feet to a point; thence South Fifty (50) feet to the Northwest corner of tract now owned by the Grantors; thence East Two Hundred (200) feet to the point of beginning, containing Twenty-three Hundredths (0.23) of an acre.

Parcel ID# 26-023700.0000 Map# 08-02-276-004

All real estate tax and assessments due and payable shall be prorated to the date of closing.

LAST TRANSFER: Official Record Volume 320, Page 152 of the Deed Records of the Mercer County Recorder's Office.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever.

And the said RDF, INC., does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that it will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The undersigned corporate officer RANDY FRANCIS, as President of RDF, Inc., has hereunto set his hand this 19 day of May, 2022.

Signed and acknowledged by:

RDF, Inc. by:


RANDY FRANCIS, President

**STATE OF OHIO
COUNTY OF MERCER**

The foregoing instrument was acknowledged before me this 19 day of May, 2022 by Randy Francis, as President of RDF, Inc., an Ohio corporation, on behalf of the corporation.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



Megan Laux
Notary Public, State of Ohio
My Commission Expires March 17, 2027


Megan Laux
Notary Public

Instrument prepared by: Emily Schlater, Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.