

## FIDUCIARY DEED (Statutory Form)

Received and Recorded at \_\_\_\_\_ M.

RECORDER

TRANSFERRED \_\_\_\_\_

AUDITOR

PER \_\_\_\_\_

**Know All Men By These Presents:**

VOL 305 PAGE 582

Dorothy R. Hogan

Executor

of the estate

and Dorothy R. Hogan, a widow and  
unmarried woman, individually,~~Administrator~~

of Raymond D. Hogan

~~Trustee under~~~~Guardian of~~~~Receiver of~~~~Commissioner~~

by the power conferred by Item IV of the will

, and every other

power, for One (\$1.00) Dollar and other/ ~~dollars~~ good and valuable considerations  
~~paid, grants, with~~

fiduciary covenants, to Dennis C. Osborne and Pauletta K. Osborne

whose tax mailing address is 810 Forest Hills Rd., Heath, OH 43056

, the

following real property: Situated in the Township of Franklin, County of Mercer,  
and State of Ohio, bounded and described as follows:

Being a certain tract of land located in the Southwest quarter of the Northeast Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as shown on the plat of a survey dated November 3, 1970, made by B. R. Gebhart, Registered Surveyor #3909 and to which plat reference is hereby made for a more definite description.

Beginning at a point, "A", at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 20, above; thence South 89° 30' West on the East and West center line of the Section a distance of 240.00 feet to a point, "B"; thence North 00° 25' East a distance of 994.10 feet to a patented iron survey stake, point "C"; thence North 89° 30' East a distance of 240.00 feet to a patented iron survey stake, point "D" set at the Northwest corner of "Grandhaven Subdivision" as recorded in Plat Book 7, Page 17 of the Mercer County Recorder's Records; thence South 00° 25' West along the West line of "Grandhaven Subdivision" a distance of 994.10 feet to point "A", the place of beginning. Bearing on the East and West centerline of Section 20 was observed magnetic, all others figured from actual angles turned in the field. Tract contains 5.48 acres of land and is subject to the legal right of way of St. Rt. 703 along the entire Southern end, LESS AND EXCEPT .722 acres at the Southwest corner described as follows:

Commencing at a railroad spike at the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89° 30' West 34 feet along the south line of said quarter, said south line also being the centerline of State Route 219 to a point, said point being the TRUE POINT OF BEGINNING for the tract described herein; thence North 00° 25' East 161.00 feet to a point; thence South 89° 30' West 50.00 feet to a point; thence South 00° 25' West 11.00 feet to a point; thence South 89° 30' West 156.00 feet to a point on the west line of said 5.48 acre tract; thence South 00° 25' West 150.00 feet along said west line to a railroad spike at the southwest corner of said 5.48 acre tract; thence North 89° 30' East 206.00 feet along the South line of said Northeast Quarter and centerline of State Route #219 to the point of beginning containing 0.722 acres, more or less, with 0.142 acres being in road right-of-way leaving a net area of 0.580 acres and being subject to all legal highways and easements of record.

ALSO: Lots Numbered 3, 4, 5, 6, 7, 8, 9, 10, 11, 27, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46 of Grandhaven Subdivision as the same appears upon the recorded plat thereof, of record in Plat Book 7, Page 17 of the Plat of Records of Mercer County, Ohio, and including any right, title and interest in any rights of way and roads in the subdivision, and all rights to the channel, if any.

Grantees assume and agree to pay the December, 1987 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

~~Subject to~~ This deed is given in full compliance with Land Contract recorded in Vol. 3, Page 16, which is hereby cancelled.

Prior instrument reference: Volume 184 page 12 and Vol. 241, Page 807 of the Mercer County, Ohio, Deed Records.

Witness my hand this 22nd day of January, 1988.

Signed, acknowledged and delivered in the presence of:

Dennis L Piper  
Dennis L Piper

Linda M Heyne  
Linda M Heyne

Dorothy R. Hogan  
Dorothy R. Hogan, Executor of the estate of Raymond D. Hogan.

Dorothy R. Hogan  
Dorothy R. Hogan, individually

STATE OF OHIO, MERCER COUNTY, ss:

Be it remembered, that on the 22nd day of January, 1988,

before me, the subscriber, a Notary public within and for said County, personally came Dorothy R. Hogan, as Executor of the estate of Raymond D. Hogan, and Dorothy R. Hogan, individually, the grantor

in the above conveyance, and acknowledged the signing thereof to be her voluntary act and deed, for the purpose mentioned therein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

LINDA M. HUMAN, Notary Public  
State of Ohio  
My Commission Expires 2/1/88

Linda M. Human-Heyne  
Notary Public, Mercer County, Ohio

My commission expires:

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822

Exemption paragraph, conveyance Fee \$25.00  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.702 Roger A. Schwieterman, Mercer County Auditor.

\*Strike out inapplicable phrase

LLH 2-16-88  
Deputy Aud Date

APPROVED  
MERCER COUNTY TAX MAP DEPT.

Date 2-16-88  
By J.F.G.

FIDUCIARY DEED

(Statutory Form)

16097

FROM  
Dorothy R. Hogan

TO  
Dennis C. Osborne and  
Pauletta K. Osborne

Date TRANSFERRED

Transferred FEB 16 1988

ROGER A. SCHWIETERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

RECORDER'S OFFICE

State of Ohio, County of Mercer

Received for Record

February 16, 1988

at 3:03 o'clock, P. M.,

and Recorded in Vol. 305 Deeds,

page 582-3

Patricia E. State and  
Recorder.

Fee \$11.00

MEIKLE & TESNO, ATTORNEYS

CORNER MAIN & MARKET STS.  
ROEMER BLDG., P. O. BOX 485  
CELINA, OHIO 45822