

TRANSFERRED

30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
519.02 Roger A. Schwietzman, Mercer
County Auditor

DEC 13 1993

12-13-93 Date
Deputy Aud

ROGER A. SCHWIETZMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

ENG. MAP # 004-2300-00-002-00-07

MINOR SUBDIVISION

VOL 326 PAGE 417
APPROVED

DEC 13 1993

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. F. E.

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT DANIEL F. SHAFFER, as Executor of the Estate of Ruth L. Shaffer, by the power conferred by ITEM FOUR of the Last Will and Testament of Ruth L. Shaffer and every other power, for One (100.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

Chris Prichard and Karla Prichard

whose mailing address is

4744 Van Wert-Mercer County Line Road
Rockford, Ohio 45882

the following real property:

Situated in the TOWNSHIP of DUBLIN, COUNTY of MERCER, and STATE of OHIO, to-wit:

Being part of the North half (N 1/2) of fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the Northeast corner of Section 3, T4S, R2E, Dublin Township, said corner being defined by a spike found over a stone at the intersection of the centerlines of the Mercer - Van Wert County Line Road and the Frysinger Road,

Thence South 89 degrees 57 minutes 50 seconds West, along the North line of Section 3, also being the centerline of the Mercer - Van Wert County Line Road, two thousand five hundred fifty-five and two hundredths (2555.02) feet to a spike set as the place of beginning,

Thence continuing South 89 degrees 57 minutes 50 seconds West, along the North line of Section 3, one hundred (100.00) feet to a spike found at the north quarter post of Section 3,

Thence West along the North line of Section 3, fifty and thirty-eight hundredths (50.38) feet to a spike set,

Thence South, six hundred one and ninety-two hundredths (601.92) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet,

Thence East, one hundred fifty and thirty-eight hundredths (150.38) feet to an iron pin set and passing thru a point on the half section line at fifty and thirty-eight hundredths (50.38) feet,

Thence North 00 degrees 02 minutes 10 seconds East, six hundred one and eighty-four hundredths (601.84) feet to the place of beginning and passing thru an iron pin set at five hundred seventy-one and eighty-four hundredths (571.84) feet.

The afore described parcel contains two and seventy-five thousandths (2.075) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed

Volume 274 page 653, and is shown on a plat of survey filed with the Mercer County Engineer.

The Mercer County Commissioners have granted a variance to the width/depth ratio requirement stated in Section 431, Article 7, of the Mercer County Subdivision regulations adopted FEBRUARY 16, 1988. This variance is recorded as Mercer County Commissioners Resolution No. 1107, dated September 30, 1993.

The Grantors have dedicated additional land South of and adjacent to the existing right of way of the Mercer - Van Wert County Line Road to create a thirty (30.00) foot right of way along this parcel.

All bearings for this survey were turned from the North line of the West half of Section 3, assumed East - West.

This description was prepared by Roy F. Thompson Jr., Reg. Sur. 5379.

LAST TRANSFERS of Record appear in Volume 157, Page 327, Volume 251, Page 187, and Volume 274, Page 652, of the Deed Records, Mercer County, Ohio, Recorder's Office.

Grantor hereby assume and agree to pay the January, 1994, installment of real estate taxes and assessments; Grantees hereby assume and agree to pay the July, 1994, and thereafter, installments of real estate taxes and assessments thereon.

Minor Subdivision Recorded Volume 326 Page 270 Deed Records of Mercer County, Ohio

WITNESS my hand this 11th day of October, 1993.

SIGNED IN THE PRESENCE OF:

Murph Knapke
Witness - Murph Knapke

Brenda Kaiser
Witness - Brenda Kaiser

Daniel F. Shaffer
Daniel F. Shaffer, as Executor
of the Estate of Ruth L.
Shaffer, deceased.

PRESENTED FOR RECORD
The 21 day of Dec. 1993
at 9:27 O'clock A M
Record of Deeds
46106
my

Patricia E. Grote
RECORDER MERCER CO., OHIO

THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 11th day of October, 1993, before me, the subscriber, a Notary Public in and for said County and State, personally came the above-named Grantor, Daniel F. Shaffer as Executor of the Estate of Ruth L. Shaffer, deceased, and acknowledged the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.

Brenda Kaiser
Notary Public for State of Ohio
My Commission expires: 10/5/98

PREPARED BY: KNAPKE LAW OFFICE, Attorneys at Law, 115 North Walnut Street, P. O. Box 504, Celina, Ohio 45822