

STATUTORY WARRANTY DEED

We, **Roderick E. Farmer and Elsie M. Farmer, husband and wife**, for valuable consideration paid, **GRANT with general warranty covenants**, to

**Elsie M. Farmer and Roderick E. Farmer,**  
**TRUSTEES of the Roderick E. Farmer Revocable Trust,**

whose tax- mailing address is:

**213 East Walnut, Rockford, Ohio 45882**

the following **REAL PROPERTY**:

**ANY AND ALL INTEREST OF THE GRANTORS IN AND TO ALL OF THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY:**

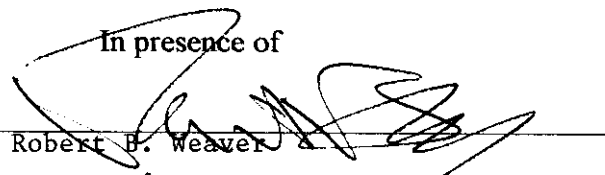
(For description of premises see **EXHIBIT A** attached and made a part of this deed for all purposes.)

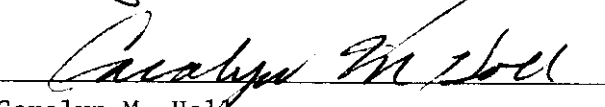
Prior Instrument Reference: Vol 245, Page 652, and Vol 261, Page 576 of the Deed Records of Van Wert County, Ohio.

GRANTORS convey any and all rights of dower they may have in said premises.

WITNESS our hands this 17th day of August, 2001.

In presence of

  
Robert B. Weaver

  
Carolyn M. Hold

  
Roderick E. Farmer

  
Elsie M. Farmer

Exemption paragraph, conveyance Fee ET  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP  
Deputy Aud. Date

8-24-01

**TRANSFERRED**

**AUG 24 2001**

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**ROBERT B. WEAVER CO., L.P.A.**

**214 South Belmore St., Leipsic, Ohio 45856 (419)943- 2149**

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

**AUG 24 2001**

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: 2-16-376-007

2-2-100-004  
2-2-200-001  
2-2-200-003

WARRANTY DEED - - - - - Page 3

RE: Roderick E. Farmer et ux. to Roderick E. Farmer et al.

**EXHIBIT A**

**AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:**

Situated in the Township of DUBLIN, County of MERCER, and State of OHIO, to-wit: being located in Section Two (2), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the West Quarter  $\frac{1}{4}$  post of Section Two (2), Town Four (4) South, Range Two (2) East; thence North on the West Section line of Section Two (2), Two-Thousand, One Hundred Twelve (2,112) feet to a point Five Hundred Twenty-Eight (528) feet South of the Northwest corner of Section Two (2); thence East parallel to the North Section line Eight-Hundred Twenty-Five (825) feet to the Northeast corner of the property conveyed by Deed on Page 208, of Book 92, Mercer County Record of Deeds; thence South on a line parallel to the West Section line of Section Two (2) and Eight-Hundred Twenty-Five (825) feet East thereof One-Thousand, One-Hundred Six (1,106) feet to a point at the Northwest corner of the land conveyed by Deed on Page 191, Book 42, Record of Deeds of Mercer County, Ohio; thence East Eight-Hundred Fifty-eight (858) feet to the East line of the property conveyed by Deed in Book 28, Page 130, Mercer County Record of Deeds; thence South Nine-Hundred Ninety (990) feet to the East and West one-half  $\frac{1}{2}$  Section line of Section Two (2); thence East on the one-half  $\frac{1}{2}$  Section line Six-Hundred Seven (607) feet to a point One-Thousand, Six-Hundred Seventy-one (1,671) feet West of the Southeast corner of West one-half  $\frac{1}{2}$  of the Northeast Quarter  $\frac{1}{4}$  of Section Two (2); thence South Nine-Hundred Ninety (990) feet; thence West Nine-Hundred Seventy (970) feet to the West side of the East one-half  $\frac{1}{2}$  of the Southwest Quarter  $\frac{1}{4}$  of Section Two (2); thence North on the West line of the East one-half  $\frac{1}{2}$  of the Southwest Quarter  $\frac{1}{4}$  of Section Two (2), Nine-Hundred Ninety (990) feet to the East and West one-half  $\frac{1}{2}$  section line; thence West on the one-half  $\frac{1}{2}$  Section line One-Thousand, Three-Hundred Twenty (1,320) feet to the place of beginning, containing Eighty-one and Six tenths (81.6) acres of land, more or less, subject to all legal highways.

Tax Parcel No. 08-06/300-0000

**ROBERT B. WEAVER CO., L.P.A.**  
214 South Belmore St., Leipsic, Ohio 45856 (419)943- 2149

WARRANTY DEED - - - - - Page 4

RE: Roderick E. Farmer et ux. to Roderick E. Farmer et al.

EXHIBIT A (Continued):

**AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:**

Situated in the Township of DUBLIN, County of MERCER, and State of OHIO, being a part of Out Lot Number Forty (O.L. 40) in Hawks Addition to the Village of Rockford, Ohio, and a portion of the South half ½ of Fractional Section Sixteen (16), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at a masonry nail set at the intersection of the East line of Shanes Grant (now called Rockford, Ohio,) and the centerline of U.S. Route 33, thence North 0 deg. 3 min. West along the East line of Shanes Grant Thirty-eight and eighty-two hundredths (38.82) feet to a point, said point being the Southwest corner of Out Lot Forty (40) of Hawks Addition to the Village of Rockford, Ohio, and also being on the corporation line of the aforementioned Village, thence continuing along the Shanes Grant line a distance of One Hundred Thirty-two (132.00) feet to a four inch square concrete monument, thence North 87 deg. 21 min. 37 sec. East a distance of One Hundred Forty-eight (148.00) feet to a four inch square concrete monument, said line being parallel to and sixteen and fifty-hundredths (16.50) feet South of the Southern line of lots four hundred seven (407) and four hundred eight (408) of A.J. Hawks Addition to the Village of Rockford, thence South 0 deg. 3 min. East a distance of one hundred thirty-two (132.00) feet to a point located on the southern line of Out Lot Forty (40) and also being the corporation limit of the Village of Rockford, Ohio, thence continuing along said line into Section Sixteen a distance of forty-nine and thirty-four hundredths (49.34) feet to a railroad spike set on the centerline of U.S. Route 33, thence along the centerline of said highway in a Westerly direction a distance of one hundred forty-eight and sixty-four hundredths (148.64) feet to the point of beginning. The above described tract contains 0.598 of an acre, more or less, of which 0.150 acre is located in Section Sixteen (16), and 0.448 acre is within the present corporation limits of the Village of Rockford, Ohio, and is subject to the legal right-of-way of U.S. Route 33 along the entire South side.

This tract is a portion of lands and is the same parcel shown as Tract Number 1, on the Plat of survey made by Roy F. Thompson, Registered Surveyor No. 5379, on the 27<sup>th</sup> day of July, 1968, and recorded in the Mercer County, Ohio, Record of Survey's Book 4, Page 176, Mercer County Engineer's Office.

Tax Parcel No. 07-003000.0000

**ROBERT B. WEAVER CO., L.P.A.**  
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**WARRANTY DEED - - - - - Page 5.**

**RE: Roderick E. Farmer et ux. to Roderick E. Farmer et al.**

**EXHIBIT A (Continued):**

Situated in the Township of DUBLIN, County of MERCER and State of OHIO, being and commencing for the same at the Northeast corner of the Northwest quarter of Section Two (2), Town Four (4) South, Range Two (2) East, thence South along the quarter section line 80 rods to the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 2 as aforesaid, thence East along the one-eighth section line 29 rods, thence South on a parallel line with the quarter section line 80 rods to the quarter section line, thence West along the quarter section line 54 ½ rods; thence North on a parallel line with the quarter section line 160 rods to the North section line 2 as aforesaid, thence East 25 ½ rods to the place of beginning, containing forty (40) acres, more or less; ALSO commencing for the same 20 rods East of the Northwest corner of the East Half of the Northwest Quarter of Section Two (2) as aforesaid, thence East along the Section line 34 ½ rods, thence South on a parallel line with the quarter section line 160 rods to the quarter section line, thence West along the quarter section line 34 ½ rods; thence North 160 rods to the place of beginning, containing 34 ½ acres, more or less. ALSO the Northwest Quarter of the Northeast Quarter of Section Two (2), Town Four (4) South, Range Two (2) East, containing forty acres of land, more or less. Containing in all one hundred fourteen and one-half (114 1/2) acres of land, more or less, and being the same premises described in certificate of transfer (estate of Louie Grace Williams, Deceased) by the Probate Court of Mercer County, Ohio, as recorded in Volume 152, Page 328, Deed Records, Recorder's Office, Mercer County, Ohio.

Situated in the Township of DUBLIN, County of MERCER and State of OHIO, being the East Half of the Northeast Quarter of the Northeast Quarter of Section Two (2), Town Four (4) South, Range Two (2) East, containing twenty (20) acres, more or less. EXCEPTING THEREFROM the following parcel

Tax ID#    7-002900.0000  
              7-002100.0000

**ROBERT B. WEAVER CO., L.P.A.**  
**214 South Belmore St., Leipsic, Ohio 45856 (419)943- 2149**

WARRANTY DEED - - - - - Page 6.

RE: Roderick E. Farmer et ux. to Roderick E. Farmer et al.

EXHIBIT A (Continued):

Situated in the Township of DUBLIN, County of MERCER and State of OHIO, being part of the Northeast Quarter, Section 2, T4S, R2E, Dublin Township, Mercer County, Ohio, and more particularly described as follows: Beginning at the Northeast corner of Section 2, T4S, R2E, Dublin Township, said point being defined by a nail set on the centerline of the Mercer-Van Wert County Line Road; thence South 00 degrees 03 minutes 20 seconds East along the occupied East Line of Section 2, two hundred two and sixty-four hundredths (202.64) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet; thence North 89 degrees 59 minutes 35 seconds West, three hundred twenty-five and seventy-seven hundredths (325.77) feet to an iron pin set; thence North 00 degrees 03 minutes 20 seconds West, two hundred two and sixty hundredths (202.60) feet to a nail set on the North line of Section 2, also being the centerline of the Mercer - Van Wert County Line Road and passing thru an iron pin set at one hundred seventy-two and sixty hundredths (172.60) feet; thence East along the North line of Section 2, three hundred twenty-five and seventy-seven hundredths (325.77) feet to the place of beginning. The afore described parcel contains one and five hundred fifteen thousandths (1.515) acres, more or less, subject to all roadways and easements of record and is part of the lands described in the Official Record Volume 20, Page 225 and is shown on a plat of survey filed with the Mercer County Engineer. (All bearings for this survey description were turned from the North line of Section 2, being the centerline of the Mercer - Van Wert County Line Road assumed as East - West, the description having been prepared by Roy F. Thompson, Jr., Reg. Sur. #5379.)

**ROBERT B. WEAVER CO., L.P.A.**  
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**WARRANTY DEED - - - - - Page 2**

**RE: Roderick E. Farmer et ux. to Roderick E. Farmer et al.**

STATE OF OHIO, PUTNAM COUNTY, SS.

Before me, a Notary Public in and for said County and State, personally appeared **Roderick E. Farmer and Elsie M. Farmer, husband and wife**, who acknowledged that they signed the foregoing Deed and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Leipsic, Ohio, this 17<sup>th</sup> day of August, 2001.



ROBERT B. WEAVER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO  
EXPIRATION DATE  
SECTION 147.08 R.C.

200100005733  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
08-24-2001 09:31 AM.  
WARRANTY DEED 30.00  
OR Book 128 Page 2427 - 2432

200100005733  
RODERICK E FARMER  
213 E WALNUT ST  
ROCKFORD, OH 45882

This instrument prepared by:  
Robert B. Weaver, Esq.  
214 South Belmore St.  
Leipsic, Ohio 45856

DK49:080501

**ROBERT B. WEAVER CO., L.P.A.**  
214 South Belmore St., Leipsic, Ohio 45856 (419)943- 2149