

Know All Men by These Presents:

(General Warranty Deed)

THAT Beckman and Gast Farms, Inc., an Ohio Corporation, of Mercer County, Ohio

in consideration of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by

John L. Bruns and Jean E. Bruns, husband and wife
whose tax mailing address is 3061 State Route 118, St. Henry, Ohio 45883

does hereby *Grant, Bargain Sell and Convey* with *General Warranty Covenants* to the said

John L. Bruns and Jean E. Bruns, husband and wife,
for their joint lives, remainder to the survivor of them

the following described real estate:

Being part of a 73.50 acre parcel of land as described in Official Record Volume 136, Page 781, located in the southeast quarter of Section 9, T-7-S, R-2-E, Granville Township, Mercer County, Ohio and bounded and described as follows:

Beginning at a pk nail marking the southeast corner of Section 9 for THE TRUE POINT OF BEGINNING; thence North 88°29'49" West along the south section line and approximate centerline of Carthage Road a distance of three hundred fifty and zero hundredths feet (350.00') to a pk nail; thence North 01°26'44" East a distance of five hundred nine and twenty-two hundredths feet (509.22') to a point marking the southwest corner of 2.500 acre parcel of land conveyed to John L. & Jean E. Bruns by Official Record Volume 132, Page 1547; thence South 88°13'16" East along the south line of said 2.500 acre parcel a distance of three hundred fifty and zero hundredths feet (350.00') to a pk nail; thence South 01°26'44" West along the east section line and approximate centerline of State Route 118 a distance of five hundred nine and forty-eight hundredths feet (509.48') to THE TRUE POINT OF BEGINNING containing 4.092 acres of land of which 0.498 acres lies within the right-of-way of Carthage Road and State Route 118.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236, on May 2, 2005 and is on file with the Mercer County Tax May Department.

Last Transfer: Volume OR136, Page 781, Mercer County Official Records.

Tax ID #~~20-008300-0000~~ 20-001700.0000
Tax Map #~~11-15-200-001~~ 11-09-400-004

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in July, 2005. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **John L. Bruns and Jean E. Bruns**, their heirs and assigns forever. And the said **Beckman and Gast Farms, Inc., an Ohio Corporation**, does hereby *Covenant and Warrant* that the title so conveyed in *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Beckman and Gast Farms, Inc.**, by its President,

EXEMPT FROM MINOR
SUBDIVISION REGULATIONS

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 16 2005

MERCER COUNTY
TAX MAP DEPARTMENT

William J. Gast, has hereunto set his hand this 6th day of July, 2005.

Beckman and Gast Farms, Inc.

By: William J. Gast, President

William J. Gast

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 6th day of July, 2005, before me, a notary public in and for said County, personally came **Beckman and Gast Farms, Inc., by its President, William J. Gast**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Randall K. Evers
Notary Public



RANDALL K. EVERS, Notary Public
In and for the State of Ohio
My Commission Expires 9/3/2008

TRANSFERRED

SEP 16 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 56³⁹

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

KP 9-16-05
Deputy Aud. Date

200500005734
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
09-16-2005 At 02:32 pm.
WARNTY DEED 28.00
OR Book 204 Page 243 - 244

200500005734
EVERS
FILE