

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
NOV 19 2012  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
NOV 19 2012  
  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Amended paragraph, conveyance fee EN  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
  
KP 11-19-12  
Deputy Aud. Date

*Fiduciary Deed*

KNOW ALL MEN BY THESE PRESENTS, that **Kay Thomas, as Executor of the Estate of Echo L. Kettering, deceased**, whose Estate is being administered in Case Number 20121242 in the Probate Court of Mercer County, Ohio, by the power conferred by the Last Will and Testament and with the consent of all heirs, for One Dollar (\$1.00) and other good and valuable consideration paid, grants with fiduciary covenants to **John H. Thomas and Sharna Kay Thomas**, whose tax mailing address is 11181 Township Line Road, Rockford, Ohio 45882, the following described real property:

EXEMPT FROM MINOR  
SUBDIVISION REGULATIONS

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the southeast quarter of Section 24, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the east quarter post of said Section 24;

thence South 01° 29' 50" West, 540.31 feet along the east line of the southeast quarter of said Section 24 and also being the centerline of Township Line Road to a Mag nail set as the Point of Beginning;

thence continuing South 01° 29' 50" West, 10.00 feet along the last described line to a Harrow Tooth spike found;

thence North 88° 30' 35" West, 177.04 feet and passing through patented survey stakes found at 25.0 feet and at 172.04 feet to a point;

thence South 01° 29' 19" West, 245.80 feet to a point;

thence South 88° 30' 10" East, 177.00 feet and passing through a patented survey stake found at 152.0 feet to a Harrow Tooth spike found.

thence South 01° 29' 50" West, 8.00 feet along the east line of the southeast quarter of said Section 24 and also being the centerline of Township Line Road to a Mag nail set;

thence North 88° 30' 10" West, 263.29 feet and passing through an iron pin with cap set at 24.19 feet to an iron pin with cap set;

thence North 01° 29' 50" East, 263.82 feet to an iron pin with cap set;

thence South 88° 30' 10" East, 263.29 feet and passing through an iron pin with cap set at 242.99 feet to the Point of Beginning, containing 0.596 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated October 30, 2012, on file in the County Tax Map Office.

PRIOR INSTRUMENT REFERENCE: Deed Volume 297, Page 134

	Parent	Add to
TAX PARCEL NUMBER:	01-032500.0000	<del>06</del> -032600.0000
		01
	Parent	Add to
TAX MAP NUMBER:	01-24-400-002	01-24-400-003

The Grantor shall pay the January and July, 2012, installments of real estate taxes and assessments and Grantees herein agree to pay all taxes and assessments due and payable in January, 2014, and thereafter, including any CAUV recoupment.

This property is being added to Grantees' existing property and will not be used as an independent residential building site.

WITNESS my hand this 13<sup>th</sup> day of November, 2012.

ESTATE OF ECHO L. KETTERING

By: *Kay Thomas*  
Kay Thomas, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Kay Thomas, Executor of the Estate of Echo L. Kettering**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 13<sup>th</sup> day of November, 2012.

SEAL

THOMAS D. LAMMERS, Attorney At Law  
Notary Public - State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

*Thomas D. Lammers*  
Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/ks)  
113 East Market Street, P.O. Box 404, Celina, OH 45822