


DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

DEC 06 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance fee~~ **\$ 542.50**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 310,  
202 Randall E. Grapner Mercer County Auditor.

 **12/6/13**  
Deputy Aud. Date

**TRANSFERRED**

DEC 06 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**OHIO WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

**NEIL J. SIEFRING and MARY K. SIEFRING, husband and wife**, of Mercer County, Ohio,  
for valuable consideration paid, grant, with general warranty covenants, to **SCOTT J. BRACKMAN**, whose tax mailing address is 5170 Township Line Rd. Coldwater, OH 45828,  
the following real property:

Situated in the Township of Butler, County of Mercer and State of Ohio:

Being part of a 64.5 acre parcel of land as described in Instrument Number 201000006768, located in the north half of the southwest fractional quarter of Section 19, T-6-S, R-2-E, Butler Township Mercer County, Ohio and bounded and described as follows:

Beginning at a pk nail marking the southwest corner of Section 19;

Thence North 01°26'22" East along the west section line and approximate centerline of Township Line Road a distance of one thousand five hundred nineteen and zero hundredths feet (1519.00') to a pk nail marking THE TRUE POINT OF BEGINNING;

Thence continuing North 01°26'22" East along the west section line and approximate centerline of Township Line Road a distance of three hundred thirty-five and eight hundredths feet (335.08') to a pk nail;

Thence South 88°33'38" East a distance of three hundred ninety and zero hundredths feet (390.00') to an iron pin;

Thence South 01°26'22" West a distance of three hundred thirty-five and eight hundredths feet (335.08') to an iron pin;

Thence North 88°33'38" West a distance of three hundred ninety and zero hundredths feet (390.00') to THE TRUE POINT OF BEGINNING containing 3.000 acres of land of which 0.127 acres lies within the right-of-way of Township Line Road.

MINOR SUBDIVISION

WARRANTY DEED (NEIL J. SIEFRING & MARY K. SIEFRING TO SCOTT J. BRACKMAN) 2

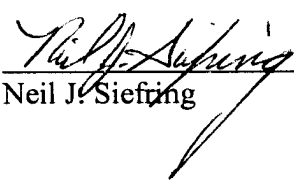
Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236, on November 2, 2013 and is on file with the Mercer County Tax Map Department.

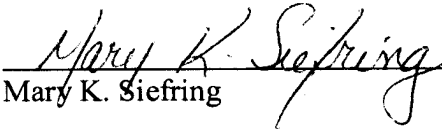
<u>Parent</u>	<u>Split</u>
Parcel No. 02-006700.0000	Parcel No. <u>02-006700.0100</u>
Map No. 08-19-300-001	Map No. <u>08-19-300-005</u>

Last Transfer: Instrument No. 201000006768, Recorder’s Office of Mercer County, Ohio.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said **NEIL J. SIEFRING and MARY K. SIEFRING, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 30<sup>th</sup> day of November, 2013.


  
\_\_\_\_\_  
Neil J. Siefring


  
\_\_\_\_\_  
Mary K. Siefring

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 30<sup>th</sup> day of November, 2013, before me, a Notary Public, personally came **NEIL J. SIEFRING and MARY K. SIEFRING, husband and wife**, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

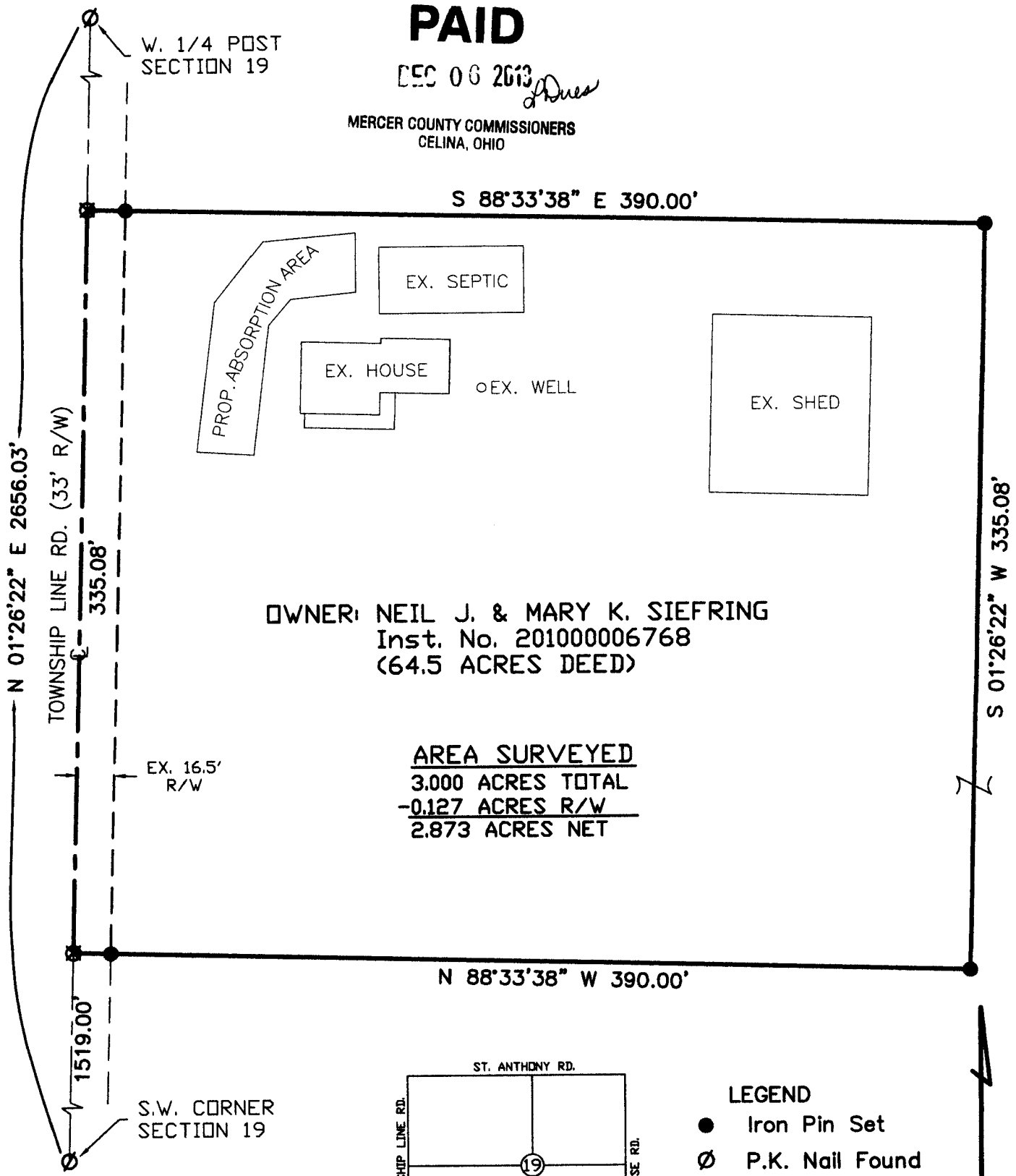
  
\_\_\_\_\_  
Notary Public

 RANDALL BRUNS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES ~~DECEMBER 12, 2016~~  
August 1, 2016

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885  
realestate\siefring.brackman.wd

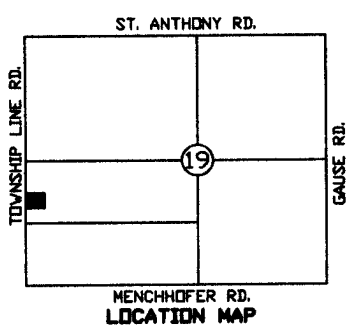
**SURVEY OF A 3.000 ACRE PARCEL  
OF LAND FOR NEIL AND MARY SIEFRING**  
LOCATED IN N. 1/2 OF THE S.W. FRACTIONAL 1/4 OF SEC. 19,  
T-6-S, R-2-E, BUTLER TWP., MERCER CO., OHIO

**PAID**  
DEC 06 2013 *Done*  
MERCER COUNTY COMMISSIONERS  
CELINA, OHIO



OWNER: NEIL J. & MARY K. SIEFRING  
Inst. No. 201000006768  
(64.5 ACRES DEED)

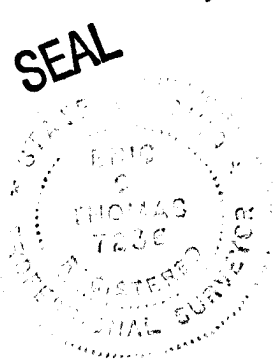
AREA SURVEYED  
3.000 ACRES TOTAL  
-0.127 ACRES R/W  
2.873 ACRES NET



- LEGEND**
- Iron Pin Set
  - ∅ P.K. Nail Found
  - ⊗ P.K. Nail Set



*1 Lot*  
**MINOR SUBDIVISION**  
*Cal The 11/20/13*  
**Approved No Plat Required  
For A Major Subdivision**



Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 11-02-13

References: G.P.S. OF SECTION STONES		Scale: 1" = 60' 	
Part of SW1/4 Sec. 19 T-6-S R-2-E BUTLER Twp., Mercer Co., OH			
Grantor: _____		Deeds: _____ Area Retained: _____ Ac.	
Grantee: _____		Area: _____ Ac.	
Approvals: <i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	Permanent Parcel No. _____
Agency: Bd. of Health	Twp. Zoning Officer	Co. Engineer	
Date: 11-18-13		11-12-13	