

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 13 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 605⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

DEC 13 2013

MERCER COUNTY
TAX MAP DEPARTMENT

Kp 12-13-13
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TED L. HEITKAMP, Unmarried, and KELLY M. HEITKAMP, Unmarried, (formerly husband and wife), Grantors, for valuable consideration paid, grant, with general warranty covenants, to HAROLD HEITKAMP and MARJORIE HEITKAMP, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is 04394 SR 364, Minster, OH 45865, for the following real property (the "Property"):

Situated in the County of Mercer, in the State of Ohio and in the Township of Franklin, to-wit: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west half of the southwest quarter of Section 2, Township 7 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the southwest corner of said Section 2; thence, south 88° 39' 29" east, along the south line of Section 2 and the centerline of Brockman Road, a distance of four hundred fifty (450.00) feet to a railroad spike at the southwest corner of a 5.069 acre tract of land conveyed to Elmer and Hilda Kremer by deed recorded in Deed Volume 285, Page 521. Said point being the place of beginning for the parcel to be conveyed by this instrument. Thence continuing south 88° 39' 29" East, along the last described line, a distance of one hundred sixty-seven and 33/100 (167.33) feet to a mine spike; thence, north 01° 29' 14" east, a distance of two hundred ninety and 33/100 (290.33) feet to a 5/8 inch iron bar; thence, north 88° 39' 29" west, a distance of one hundred sixty-seven and 33/100 (167.33) feet to a 5/8 inch iron bar; thence, south 01° 29' 14" west, a distance of two hundred ninety and 33/100 (290.33) feet to the place of beginning. Containing 1.115 acres of land, more or less, of which the southerly 30 feet is dedicated to road right-of-way. Subject to all other easements and right-of-way of record. Reference is made by a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated January 6, 1989, on file in the County Engineer's Office.

MINOR SUBDIVISION

Parcel Number: 11-001600.0000
Tax Map Number: 12-02-300-005

Prior Instrument Reference: Official Record Book 112, Page 85.
Minor Subdivision Reference: Deed Book 309, Page 404.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which Grantees assume and agree to pay.

Executed on the 14th day of December, 2013.

Ted L. Heitkamp
TED L. HEITKAMP

Kelly M. Heitkamp
KELLY M. HEITKAMP

STATE OF OHIO)
)SS:
COUNTY OF AUGLAIZE)

Before me, a notary public in and for said County and State, personally appeared the above named KELLY M. HEITKAMP, Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at New Bremen, Ohio, this 14th day of December, 2013.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE

[Signature]
Notary Public

STATE OF OHIO)
)SS:
COUNTY OF AUGLAIZE)

Before me, a notary public in and for said County and State, personally appeared the above named TED L. HEITKAMP, Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at New Bremen, Ohio, this 12 day of December, 2013.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE

[Signature]
Notary Public

*This instrument prepared by Keith M. Schnelle
of the firm of Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365*