

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 22 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 22 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee. EM
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 210,
202 Randall E. Grapner Mercer County Auditor.

KS 7/22/2014
Deputy Aud. Date

GENERAL WARRANTY DEED

VIRGINIA L. HESSE, an unmarried woman, ("Grantor"), for valuable consideration paid to her by JO GIN FARMS, LLC, an Ohio limited liability company ("Grantee"), grant with general warranty covenants to said Grantee, its successors and assigns forever, the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

RECITAL: Virginia Hesse and Virginia L. Hesse are one in the same person.

Tax Mailing Address: 273 Hesse Rd., Mendon, Ohio 45862

Prior Instrument References: 200500007244 (OR 206, Page 1958), 201400002190, 197600001697 (OR 261, Page 716) and Deed Volume 228, Page 254, Mercer County, Ohio Records.

Auditor's Parcel Numbers: 40-056600.0000, 40-057000.0000, 07-005200.0000 and 07-020500.0000

Map Numbers: 03-36-200-003, 03-36-200-001, 02-03-300-004 and 02-03-300-003

Virginia L. Hesse has executed this Deed this 10th day of July, 2014.

GRANTORS:

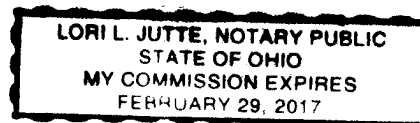
Virginia L. Hesse

STATE OF OHIO)
)
) : SS:
COUNTY OF VAN WERT)

The foregoing instrument was acknowledged before me this 10th day of July, 2014 by Virginia L. Hesse.

Don & Just
Notary Public

This instrument prepared by:
Earl J. Rice
Diller & Rice, LLC
124 E. Main St
Van Wert, Ohio 45891
(419) 238-5025



**Exhibit A
Legal Description**

PARCEL ONE:

Situate in the Township of Union, County of Mercer, and State of Ohio, to-wit:

Being the Northeast quarter (¼) of the Northeast quarter (¼) of Section number Thirty-six (36), Town four (4) South, Range three (3) East, **containing forty (40) acres of land, more or less.**

LESS AND EXCEPT:

Being a parcel of land situated in Union Township, Mercer County, Ohio, in the northeast quarter of the northeast quarter of Section 36, Township 4 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a stone at the southeast corner of the northeast quarter of the northeast quarter of said Section 36; thence south 89° 44' 11" west, along the south line of the northeast quarter of the northeast quarter of said Section 36, a distance of two hundred seventy-five and 10/100 (275.10) feet to a point in the center of an open ditch. Said point being the place of beginning for the parcel to be conveyed by this instrument. Thence, continuing south 89° 44' 11" west, along the last described line, a distance of one thousand forty-seven and 17/100 (1047.17) feet to a concrete corner post at the southwest corner of said northeast quarter of the northeast quarter of Section 36; thence, north 00° 11' 12" west, along the west line of said northeast quarter of the northeast quarter of Section 36, a distance of eight hundred seventy-seven and 44/100 (877.44) feet to a point in the center of the aforementioned open ditch; thence, along the center of said open ditch, the following courses and distances: North 81° 00' 45" east, 34.34 feet; South 66° 15' 00" east, 35.00 feet; South 43° 21' 28" east, 121.16 feet; South 39° 43' 32" east, 100.08 feet; South 42° 25' 00" east, 197.00 feet; South 45° 40' 43" east, 37.01 feet; South 50° 50' 00" east, 140.00 feet; South 49° 32' 47" east, 80.28 feet; South 53° 15' 00" east, 120.00 feet; South 50° 25' 27" east, 108.24 feet; South 35° 35' 00" east, 78.00 feet; South 53° 50' 00" east, 51.50 feet; South 62° 10' 00" east, 22.50 feet; South 61° 34' 39" east, 74.65 feet; South 60° 45' 00" east, 51.00 feet; South 65° 15' 00" east, 75.50 feet; South 55° 05' 00" east, 40.00 feet; South 35° 21' 38" east, 16.17 feet; South 02° 30' 00" east, 13.95 feet to the place of beginning.

Containing 10.209 acres of land, more or less. Subject to all easements and right-of-way of record.

Containing after said Exception 29.791 acres, more or less.

Parcel Number: 40-056600.0000

Map Number: 03-36-200-003

Prior instrument reference: OR 261, Page 716

PARCEL TWO:

**AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY
SITUATE IN THE TOWNSHIP OF UNION, MERCER COUNTY, OHIO, TO-WIT:**

Being the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) South, Range Three (3) East, LESS AND EXCEPT the following described tract:

Being part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) South, Range Three (3) East and more particularly described as follows:

Commencing at the North Quarter (1/4) section stone of said Section Thirty-six (36), said stone also being at the intersection of the centerlines of Mercer Road and Gallman Road; thence with the North line of said Section Thirty-six (36) and the centerline of Mercer Road South 88° 46' East Six Hundred Twenty-nine and Fifty Hundredths (629.50) feet to an iron pin, said iron pin being the place of beginning for this description; thence continuing with the North line of said Section Thirty-six (36) and the center line of Mercer Road South 88° 46' East Six Hundred Ninety-eight (698.00) feet to an iron pin at the Northeast corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36); thence South 1° 17½' West Five Hundred Nineteen (519.00) feet to an iron pipe; thence North 1° 00' East Five Hundred Nineteen and Ten Hundredths (519.10) feet to the place of beginning, containing Eight and Thirty Hundredths (8.30) acres more or less.

The above description is based on a survey made by Donald L. Tevis, Registered Surveyor No. 5258 dated May 27, 1967.

Containing after said exception Thirty-one and Seventy Hundredths (31.70) acres of land, more or less, subject to all legal highways and easements of record.

Parcel Number: 40-057000.0000

Map Number: 03-36-200-001

Prior instrument reference: Deed Volume 228, Page 254

PARCEL THREE:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY:

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being three tracts of land located in the North end of the southwest quarter of fractional Section

3, Dublin Township and out of the east side of Section 1, Godfrey's Reserve, Town Four (4) South, Range Two (2) East in Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, registered surveyor, recorded in Record of Survey, Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

(North end of Southwest quarter fractional section 3). Beginning at point "A", a section stone in the centerline of the Godfrey Reserve Road and at the West quarter post of fractional Section 3, above Town and Range; thence North $88^{\circ} 51'$ East a distance of nine hundred seventy-five and five hundredths (975.05) feet to point "B" a wooden corner post; thence South $0^{\circ} 53' 30''$ East a distance of seventeen hundred thirty-three and eleven hundredths (1,733.11) feet to point "C" a wooden corner post; thence South $88^{\circ} 56'$ West a distance of nine hundred seventy-one and seventy-five hundredths (971.75) feet to point "D" an iron pipe in the centerline of the Godfrey Reserve Road; thence North $1^{\circ} 0'$ West along the centerline of the road to Stone "A", the place of beginning.

Containing thirty-eight and seventy-one hundredths (38.71) acres and is subject to the legal right of way of the Godfrey Reserve Road along the entire West side.

LESS AND EXCEPT THE FOLLOWING: Commencing at the Southwest corner of Fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by a one (1) inch pipe found over a stone on the centerline of the Godfrey Reserve Road, also being the West line of Section 3, Thence North 01 degree 00 minutes 00 seconds West, 915.20 feet on and along the Godfrey Reserve Road to an iron pin found as the PLACE OF BEGINNING: Thence Continuing North $01^{\circ} 00' 00''$ West along the centerline of the Godfrey Reserve Road, also being the West line of Section 3, 465.29 feet to a masonry nail set, Thence North $89^{\circ} 00' 38''$ East, 323.64 feet to a 5/8 inch iron pin and cap set, Thence South $01^{\circ} 01' 27''$ East, 123.62 feet to a 5/8 inch iron pin and cap set, Thence North $88^{\circ} 59' 13''$ East, 649.75 feet to an existing corner post, Thence South $00^{\circ} 52' 53''$ East, 340.80 feet along the lands described in Volume 160, Page 156 of the Mercer County, Ohio, Record of Deeds, to a 5/8 inch iron pin and cap set, Thence South $88^{\circ} 56' 37''$ West, 972.72 feet along the lands described in Volume 243, Page 192 and Page 198, of the Mercer County, Ohio, Record of Deeds, to the PLACE OF BEGINNING.

The afore-described tract of land contains Eight and Five Hundred Forty Thousandths (8.540) acres, more or less, subject to all easements, restrictions and limitations imposed thereon and all legal highways.

See plat of survey filed in the Mercer County, Ohio, Engineer's Office. Bearings for this survey description were turned from the centerline of the Godfrey Reserve Road established as North 01 Degree 00 Minutes 00 Seconds West, on previous surveys.

This survey and description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions a total of 30.17 acres.

Parcel No: 07-005200.0000

Map No. 02-03-300-004

Prior Instrument References: 200500007244 & 201400002190

PARCEL FOUR:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY:

(Center part of the East side Section 1, Godfrey's Reserve). Beginning at a point "E", a section stone in the centerline of the Godfrey Reserve Road and at the Southwest corner of fractional Section 3, above town and range; thence North 1° 0' West along the centerline of the Godfrey Reserve Road a distance of two thousand thirty-three and sixty hundredths (2,033.60) feet to point "K"; an iron pipe set in the centerline of the road; thence South 88° 50' West a distance of twelve hundred twenty-four and fifty-four hundredths (1,224.54) feet to a point "J", an old wooden corner post; thence South 1° 07' East a distance of two thousand one hundred sixty-four and fifteen hundredths (2,164.15) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the road a distance of twelve hundred twenty and forty-three hundredths (1,220.43) feet to point "F" an iron pipe at the intersection of the centerline of the Old Town Run Road and the Godfrey Reserve Road; thence North 1° 08' West along the centerline of the Godfrey Reserve Road to stone "E" the place of beginning.

Containing sixty and eighty hundredths (60.80) acres of land, and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire South side.

ALSO (North end Southeast quarter (¼) of the Southeast quarter (¼) of Section 1, Godfrey's Reserve). Beginning at a point "F" an iron pipe set at the intersection of the centerlines of the Old Town Run Road to the West and Godfrey Reserve Road; thence South 1° 08' East along the Centerline of the Godfrey Reserve Road, a distance of seven hundred five and forty hundredths (705.40) feet to a point "G", an iron pipe set in the centerline of the road; thence South 88° 58' West a distance of twelve hundred twenty and sixty-two hundredths (1,220.62) feet to point "H" a concrete corner post; thence North 1° 7' West a distance of seven hundred seven and fifty hundredths (707.50) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the Old Town Run Road to point "F", the place of beginning.

Containing nineteen and eighty hundredths (19.80) acres of land and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire North Side.

LESS AND EXCEPT THE FOLLOWING: Being a parcel of land situated in Section One (1)

of Godfrey's Reserve in Dublin Township, Township 4 South, Range 2 East, Mercer County, Ohio being more particularly described as follows: Commencing for reference at the corner stone at Southwest corner of fractional Section 3, Dublin Township; thence North $01^{\circ} 00''$ West, along the East line of said Section 1, Godfrey's Reserve, the West line of the Southwest Quarter of Fractional Section 3, Dublin Township, and the centerline of Godfrey's Reserve Road, a distance of One Thousand Four Hundred Fifty-seven and $51/100$ (1457.51) feet to a $5/8$ inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North $01^{\circ} 00'$ West, along the last described line, a distance of Five Hundred Seventy-six and $07/100$ (576.07) feet to an iron pipe; thence, South $88^{\circ} 50'$ West, a distance of Six Hundred Twenty and $24/100$ (620.24) feet to a $5/8$ inch iron bar; thence, South $01^{\circ} 14' 42''$ East, a distance of Five Hundred Fifty-one and $91/100$ (551.91) feet to a $5/8$ inch iron bar; thence South $88^{\circ} 55' 39''$ East, a distance of Six Hundred Eighteen and $28/100$ (618.28) feet to the place of beginning.

Said exception containing 8.015 acres of land, more or less, subject to all easements and right of way of record.

Reference is made to a survey of this area by B.R. Gebhart, Registered Surveyor 3909, dated September 13, 1965 and a retracement of that survey by Gordon L. Geeslin, Registered Surveyor 5372, dated November 11, 1985, on file in the County Engineer's Office.

Containing after said exceptions 72.585 acres.

Parcel No: 07-020500.0000

Map No. 02-03-300-003

Prior Instrument References: 200500007244 & 201400002190