

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 12 2014


MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

NOV 12 2014

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 210.00  
The Grantor and Grantee of this deed have  
noted with the provisions of R.C. Sec 328,  
202 Randall E. Grapner Mercer County Auditor.

 11/12/14  
Deputy Aud. Date

**Know All Men by These Presents:**  
(General Warranty Deed)

THAT Roger F. Siefring and Rose Ann M. Siefring, Trustees of the Siefring Family Trust uad August 28, 2002, and Kevin J. Siefring and Tamara J. Siefring, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Hemmelgarn & Sons, Inc., an Ohio Corporation**  
**its successors and assigns forever**  
**whose tax mailing address is P.O. Box 169, Coldwater, Ohio 45828**

the following described real estate:

Being a parcel of land situated Butler Township, Mercer County, Ohio, in the east half of the southwest quarter of Section 5, Township 7 South, Range 2 East. Being more particularly described as follows:

Beginning at a Mag nail at the South Quarter Post of said Section 5; thence, North 88°48'42" West, along the south line of the southwest quarter of said Section 5 and the centerline of Philothea Road, a distance of 125.00 feet to a Mag nail; thence, North 01°55'15" East, a distance of 275.00 feet to a 5/8 inch iron bar at the southwest corner of a 0.89 acre parcel of land conveyed to Hemmelgarn and Sons by deed recorded at Deed Volume 221, Page 172; thence, South 88°48'24" East, a distance of 125.00 feet to a point at the southeast corner of said 0.89 acre parcel of land; thence, South 01°55'15" West, along the north-south half section line of said Section 5, a distance of 275.00 feet to the place of beginning.

**Containing 0.789 acre 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 James W. Geeslin, Professional Surveyor 7764, dated September 24, 2014. On file in the County Engineer's Office.

Parent  
Tax ID #03-052600.0000  
Tax Map #11-05-300-002

Add To  
Tax ID #03-052800.0000  
Tax Map #11-05-300-005

Deed Reference: Instrument #201000002646 and Instrument #201000002791, Mercer County Recorder's Office.

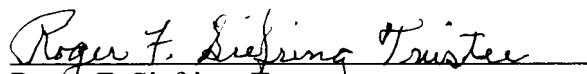
Grantors shall pay the real estate taxes and assessments due and payable in February and July, 2015. Grantee shall pay the real estate taxes and assessments due and payable in February 2016 and thereafter.

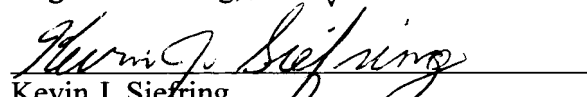
***The above transfer is made subject to the following restriction which shall run forever with the land and shall be binding upon and inure to the benefit of the Grantee, its successors, assigns, lessees and licensees, and all future owners:***

***No temporary or permanent buildings or structures of any kind shall be constructed on the above-described real estate within seventy-five (75) feet of the centerline of Philothea Road.***

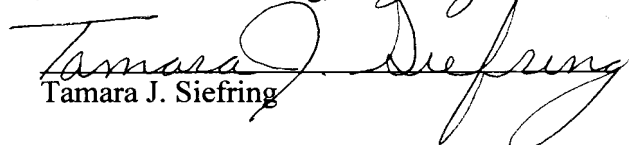
And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Hemmelgarn & Sons, Inc.**, its successors and assigns forever. And the said Grantors, **Roger F. Siefring and Rose Ann Siefring, Trustees, and Kevin J. Siefring and Tamara J. Siefring, husband and wife**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Roger F. Siefring and Rose Ann M. Siefring, Trustees of the Siefring Family Trust uad August 28, 2002, and Kevin J. Siefring and Tamara J. Siefring, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 11th day of November, 2014.

  
Roger F. Siefring, Trustee

  
Kevin J. Siefring

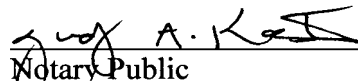
  
Rose Ann M. Siefring, Trustee

  
Tamara J. Siefring

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 11th day of November, 2014, before me, the subscriber, a notary public in and for said State, personally **Roger F. Siefring and Rose Ann M. Siefring, Trustees of the Siefring Family Trust uad August 28, 2002, and Kevin J. Siefring and Tamara J. Siefring, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public

JUDY A. KOESTERS, Atty. At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.

SEAL