

DESCRIPTION
SUFFICIENT
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DEC 01 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 01 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, CONVEYANCE FEE 749⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 315,
202 Randall E. Grapner Mercer County Auditor.

Kip 12-1-14
Deputy Aud. Date

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HAUSFELD & BRACKMAN PROPERTIES, LTD., an Ohio limited liability company, by Larry J. Hausfeld, its member and Diana Hausfeld, its member, for valuable consideration paid, grants with general warranty covenants to SCHAFER INVESTMENTS, LTD., an Ohio limited liability company, whose tax-mailing address is 9109 State Route 66, PO Box 13, Fort Loramie, Ohio 45845, the following real property ("the Premises"):

Situated in the County of Mercer, in the State of Ohio and in the Village of Coldwater:

Being a tract of land out of the Northwest corner of the Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27) , Town Six (6) South, Range Two (2) East, in the Village of Coldwater, Mercer County, Ohio and more definitely described as follows:

Starting at a point in the center of State Route #118, which is also the centerline between Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and Thirteen (13) feet more or less South of the West quarter post of Section Twenty-seven (27) as the place of beginning, thence south One Hundred Sixty-one and Fifty-eight hundreds (161.58) feet to a point on the section line also being the center of State Route #118; thence East Thirty feet to a one inch iron pipe; thence continuing east Ninety-seven and Eighty-three hundredths (97.83) feet to an iron pipe; thence East Twenty-two (22) feet to the center of Harden Creek Ditch; thence in a Northeasterly direction following the center of Harden Creek Ditch to a point directly East of the point of beginning Thirteen (13) feet more or less South of the Northerly line of said Northwest quarter of the Southwest quarter (SW $\frac{1}{4}$); thence Westerly to the point of beginning. A strip of land Thirty (30) feet wide along the West side of the above tract of land was previously dedicated for road purposes.

Parcel # 05-001800.0000

Map # 08-27-201-001

ALSO: Being a tract out of the Northwest corner of the Southwest quarter of Section Twenty-seven (27), Town 6 South, Range 2 East, in the Village of Coldwater, Mercer County, Ohio and more particularly described as follows, to-wit:

Starting at a point in the center of State Route #118 which is also the center line between Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and Three (3) feet more or less South of the West quarter post of Section Twenty-seven (27); thence South on the Section line One Hundred Seventy-one and Fifty-eight hundredths (171.58) feet as the place of beginning; thence continuing south One Hundred Twenty-three and fifty-eight hundredths (123.58) feet to a point on the Section line also being the center of State Route #118, thence east Thirty (30) feet to a one inch pipe at the East right-of-way of State Route #118, thence continuing East Twenty-two and Five tenths (22.5) feet to the center of Harden Creek Ditch; thence in a northeasterly direction following the center of Harden Creek Ditch, a distance of One hundred Forty-seven and Ninety-two hundredths (147.92) feet; thence West Twenty-two (22) feet from the center of Harden Creek Ditch to a one inch iron pipe; thence continuing West Ninety-seven and Eighty-three hundredths (97.83) feet to an iron pipe; thence continuing West thirty (30) feet to the center of State Route #118, the place of beginning and containing Twenty-nine hundredths (0.29) of an acre, more or less.

Subject to all easements, rights-of-way, highways and other restrictions of record, including the Permanent Easement granted to the Village of Coldwater, Ohio for construction, installation, operation, maintenance and repair of storm water conduit over Harden Creek, which Easement is recorded in Volume OR 19, Page 1019, Mercer County Official Records.

Parcel # 05-001900.0000

Map # 08-27-301-002

The Premises 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) Real estate taxes and assessments currently a lien on the Premises, all of which shall be prorated to date of closing.

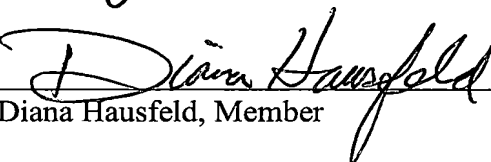
Prior instrument reference: Volume 2007, Page 00001518, Volume 94, Page 635,

Volume 21, Page 123 Mercer County Official Records.

Executed by Larry J. Hausfeld and Diana Hausfeld the said members, on December 1, 2014.

HAUSFELD & BRACKMAN
PROPERTIES, LTD

By: 
Larry J. Hausfeld, Member

By: 
Diana Hausfeld, Member

STATE OF OHIO

SS:

COUNTY OF MERCER

Be it remembered that on December 1, 2014, before me, the subscriber, a notary public in and for said county, personally came the above named Larry J. Hausfeld and Diana Hausfeld, sole members of Hausfeld & Brackman Properties, Ltd. an Ohio limited liability company, who acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

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



DAVID B. SHUFFELTON
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
COMMISSION DOES NOT EXPIRE
PURSUANT TO SEC. 147.03 O.R.C.


Notary Public

This instrument prepared by: David B. Shuffelton of FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, 31 South Main Street, P.O. Box 320, Fort Loramie, OH 45845-0320

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