Instrument #201500002579 Recorded: 6/3/2015 2:34 PM 3 Pages, DEED
Total Fees: $36.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: JUDY KOESTERS

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 03 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 03 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~ conveyance Fee $ 13.70
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319.202 Randall E. Grapner Mercer County Auditor.

6/3/15
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT K & L Tractor Sales, Inc., an Ohio Corporation, of Mercer County, Ohio

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

Daniel Jutte and Grace Jutte, husband and wife,
their heirs and assigns forever,
whose tax mailing address is 1140 Ft. Recovery-Minster Road, Ft. Recovery, Ohio 45846

the following described real estate:

Being in the Village of Ft. Recovery and being part of Lot #9 and Lot #7 of the Schuyler Survey as recorded in Volume 30, Page 438 of the Northeast Quarter of Section 16 and part of Instrument #201100002144, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, and being further described as follows:

Commencing at an Iron Pin at the Center of Section 16; thence South 89°15'49" East along the South line of the Northeast Quarter of said Section 16, the North line of the Industrial Park West as recorded in Plat Cabinet 1, Page 324 and the north line of a tract as recorded in Volume 197, Page 429, a distance of five hundred sixty-nine and twelve hundredths feet (569.12') to a Mag Nail Found, passing an Iron Pin Found at 294.12' and an Iron Pin Found at 538.13'; thence South 89°15'56" East along the North line of the Fort Recovery Industrial Park as recorded in Plat Cabinet 1, Page 180, a distance of one hundred seventy-one and seventy-nine hundredths feet (171.79') to an Iron Pin Found, passing an Iron Pin Found at 30.98'; thence North 03°17'03" East along the East line of a tract as recorded in Instrument #201100002144, a distance of one hundred sixty-five and seventy hundredths feet (165.70') to an Iron Pin Set, marking the TRUE POINT OF BEGINNING; thence North 89°25'01" West along the North line of Lot #8 of the said Schuyler Survey, a distance of two hundred twenty-one and ninety-six hundredths feet (221.96') to a Mag Nail found; thence North 79°33'27" East along the North line of a tract as recorded in Instrument #201100002144, a distance of two hundred twenty-eight and twenty-three hundredths feet (228.23') to an Iron Pin Found; thence South 03°17'03" West along the East line of a tract as recorded in Instrument #201100002144, a distance of forty-three and seventy hundredths feet (43.70') to the TRUE POINT OF BEGINNING.

Containing 0.111 acres of land, more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in January, 2015 and is on file with the Mercer County Engineer's Office.

Deed Reference: Instrument #201100002144, Mercer County Recorder's Office.

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Parent Parcel
Tax ID #16-007600.0200 and #17-006800.0100
Tax Map #13-16-252-012

Add To
Tax ID #16-007600.0000 and #17-006800.0000
Tax Map #13-16-252-010

Grantor shall pay the real estate taxes and assessments in July 2015. Grantees shall pay the real estate taxes and assessments thereafter

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Daniel Jutte and Grace Jutte** their heirs and assigns forever. And the said Grantor, **K & L Tractor Sales, Inc., an Ohio Corporation,** does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered,* and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **K & L Tractor Sales, Inc., by and through its President, Kenneth A. Knoth,** has hereunto set its hand on this 2nd day of June, 2015.

K & L Tractor Sales, Inc.

Kenneth A Knoth PRESIDE

By: Kenneth A. Knoth, President

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 2nd day of June, 2015, before me, the subscriber, a notary public in and for said state, personally came **K & L Tractor Sales, Inc., by and through its President, Kenneth A. Knoth,** the Grantor in the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed on behalf of the corporation.

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

NOTARIAL SEAL STATE OF OHIO
LAUREN M. FULLENKAMP
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 1, 2016

Lauren M. Fullenkamp
Notary Public

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 kl.to.jutte.111ac.5.15/deeds14/pw

SURVEY FOR DANIEL & GRACE JUTTE AND K & L TRACTOR SALES

Ohio	Mercer	Gibson	Ft. Recovery	16	15N	1E
State	County	Township	Village	Section	Town	Range

Zoning Inspector

References:

Basis of Bearings–Fort Recovery Industrial Park–Plat Cabinet 1~Page 180.
Industrial Park West–Plat Cabinet 1~Page 324.
Schuyler Survey in June of 1880 Vol. 30~Page 438.
Abels Survey by James W. Geeslin P.S. #7764 in April of 2011.
Smith Survey by James W. Geeslin P.S. #7764 in August of 2012.
Annexation to the Village of Fort Recovery as recorded in Instrument #201500002069.

Site Location

SECTION 16

SCALE: 1" = 100'

0 50 100 200

LEGEND

- RR Spike Found
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- Mag Nail Found
- Wood Post Found
- Section Corner
- Existing Corporation Line

Notes:
The 0.111 Acre tract will be transferred to Daniel and Grace Jutte as recorded in Instrument #201400005276, as an "add to parcel".

The 0.975 Acre tract will be transferred to K&L Tractor Sales Incorporated as recorded Instrument #201100002144, as an "add to parcel".

JUDITH HOWELL VOLUME 311 PAGE 406 0.365 ACRES
GARY & CARMEN HAMMAKER OR. 205~PAGE 438 0.500 ACRES
LOT #10 OF LOT #7
THEIN LIFE ESTATE OR. 151~PAGE 583 2.641 ACRES
JOHN M. AND CHERYL A. RAMMEL VOLUME 311~PAGE 33 2.597 ACRES
DEB L. BONIFAS VOLUME 324 PAGE 463 0.40 ACRES
DANIEL AND GRACE JUTTE INSTRUMENT #201400005276 4.752 ACRES
LOT #9 OF LOT #7
BETTY LINK INSTRUMENT #201300003540 7.90 ACRES
K & L TRACTOR SALES INC. INSTRUMENT #201200008169 3.50 ACRES
K & L TRACTOR SALES INC. INSTRUMENT #201100002144 0.858 ACRES
LOT #8 OF LOT #7
0.975 ACRES
0.111 ACRES
STATE ROUTE 49 (60' R/W)
NORTHEAST CORNER OF LOT #9
NORTHEAST CORNER OF LOT #8
SOUTHEAST CORNER OF LOT #8
TRUE POINT OF BEGINNING
CENTER OF SECTION 16 IRON PIN FOUND
EAST QUARTER POST OF SECTION 16 MAG NAIL FOUND
FORT RECOVERY INDUSTRIAL PARK PLAT CABINET 1 PAGE 180
INDUSTRIAL PARK WEST PLAT CABINET 1 PAGE 324
LOT #8
K & L TRACTOR SALES INC. VOLUME 197~PAGE 429 2.00 ACRES
LOT #1
K & L TRACTOR SALES INC. (ZONED–INDUSTRIAL DISTRICT)
LOT #2
CLASSIC IV LTD (ZONED–INDUSTRIAL DISTRICT)
COMMERCE STREET (60' R/W)
LOT #9
LOT #1

Surveyed By: Craig W. Mescher
Craig W. Mescher Reg. Surveyor No. 8237
Date: 01–30–2015

PROJECT # 215808.01

STATE OF OHIO CRAIG W. MESCHER 8237 REGISTERED PROFESSIONAL SURVEYOR

ACCESS Engineering Solutions
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430

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