

OFFICIAL
MAPPING PL

1271

MERCER COUNTY
DEPARTMENT

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 27 2016

MERCER COUNTY
TAX MAP DEPARTMENT

JAN 27 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption certificate
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 329,
332 Randall E. Grapner Mercer County Auditor.

1219 40

DEED OF FIDUCIARY

Kip
County Aud. Date

1-27-16

Statutory Form

(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT Beverly J. Hawk and Charlene Ballinger, Co-Executors of the Estate of Ruth E. Wurster, Deceased, by the power conferred by the **ITEM IV of the Last Will and Testament of Ruth E. Wurster** and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to **John N. Bergman, Trustee of the John N. Bergman Trust dated March 23, 2009,** and **Karen L. Bergman, Trustee of the Karen L. Bergman Trust dated March 23, 2009,** whose **TAX MAILING ADDRESS** is 18594 Mercer-Auglaize County Line Road, Celina, Ohio 45822, the following real property:

Situated in the TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:

Being the Northeast Quarter of the Southeast Quarter of Section Number Twelve (12), Town Five (5) South, Range Three (3) East containing Forty (40) acres more or less.

LESS AND EXCEPT: Being a parcel out of the North half of the East half of the Southeast Quarter, Section 12, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the East Quarter post, Section 12, T5S, R3E, Center Township, said point being defined by a railroad spike found on the centerline of the Mercer-Auglaize County Line Road, thence South, on and along the East line of Section 12, also being the centerline of the Mercer-Auglaize County Line Road, Five Hundred Sixty-six and Twenty Hundredths (566.20) feet to a railroad spike set as the place of beginning, thence North 89° 40' 20" West, Two Hundred Forty-one and Twenty Hundredths (241.20) feet to an iron pin set and passing thru an iron pin set at Twenty (20.00) feet, thence South 00° 00' 50" East, Two Hundred Thirty-two and Twenty-seven Hundredths (232.27) feet to an iron pin set, thence South 89° 58' 30" East Two Hundred Forty-one and Seventeen Hundredths (241.17) feet to a railroad spike set on the East line of Section 12, and passing thru an existing corner post at Two Hundred Twenty-one and Seventeen Hundredths (221.17) feet and an iron pin set at Two Hundred Twenty-three and Seventeen Hundredths (223.17) feet, thence North on and along the East line of Section 12, also being the centerline of the Mercer-Auglaize County Line Road, Two Hundred Thirty-five and Twenty-four Hundredths (235.24) feet to the place of beginning.

The afore described parcel contains One and Two Hundred Ninety-four Thousandths

(1.294) acres, more or less, subject to all roadway and easements of record, is part of the lands last described in Deed Volume 163, Page 331, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the East line of Section 12, being the centerline of the Mercer-Auglaize County Line Road assumed as North - South.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor #5379.

Containing after said exception 38.706 acres of land, more or less.

Tax Parcel Number 06-021400.0000

Tax Map Number 06-12-400-002

PRIOR INSTRUMENT REFERENCE: Deed Volume 163, Page 331; and Deed Volume 334, Page 722, of the Mercer County Recorder's Records.

Grantors and Grantees hereby agree that all real estate taxes and assessments shall be prorated to the date of closing.

Dated: January 21, 2016

**ESTATE OF RUTH E. WURSTER,
Deceased**

By: Beverly J. Hawk
Beverly J. Hawk, Co-Executor

By: Charlene Ballinger
Charlene Ballinger, Co-Executor

THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 21st day of January, 2016, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above-named **Beverly J. Hawk and Charlene Ballinger, Co-Executors of the Estate of Ruth E. Wurster, Deceased**, and acknowledged the signing of the foregoing instrument to be their voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

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



Margie Ann Schwartz
Notary Public • State of Ohio
My Commission Expires:
September 5, 2016
Recorded in Mercer County

Margie Ann Schwartz
Notary Public for State of Ohio
My Commission expires: 9/5/2016

PREPARED BY: Knapke Law Office, LLC, 115 N. Walnut St., Celina, Ohio 45822