

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 24 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 24 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 330⁸⁰
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 2-24-16
Deputy Aud. Date

DEED OF TRUSTEES

KNOW ALL MEN BY THESE PRESENTS, That STEVEN KLOSTERMAN, Trustee of the Omer R. and Rita M. Klosterman Trust, uad the 26th day of March, 1991; and OMER R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust, uad the 18th day of November, 2009, as amended on September 14, 2012, Grantors, by the power conferred by such Trust Agreements and every other power for One Dollar (\$1.00) and other good and valuable considerations paid, grant with fiduciary covenants to JEROME B. SCHWIETERMAN, whose tax mailing address will be 110 Mulberry Street, Chickasaw, Ohio 45826, the following real property:

Being a part of the northwest quarter of Section 27, Town-6-South, Range-3-East, Franklin Township, Mercer County, Ohio as evidenced by Deed Volume 105, Page 784 and more particularly described as follows:

Commencing for reference at a monument box (found) at the southwest corner of the northwest quarter of Section 27 and the legal centerline intersection of Harrison Road and CR 219-A; thence, N 01° 11' 08" E. along the west line of the northwest quarter and the legal centerline of Harrison Road for a distance of 1836.00 feet to a mag nail (set); thence, S 88° 39' 19" E for a distance of 427.85 feet to a 5/8" re-rod w/ cap (set), said re-rod being the POINT OF BEGINNING for the tract herein described;

thence, continuing S 88° 39' 19" E for a distance of 200.00 feet to a 5/8" re-rod w/ cap (set);

thence, S 01° 12' 44" W for a distance of 1372.44 feet to a 5/8" re-rod with cap (set);

thence, N 88° 27' 41" W for a distance of 200.00 feet to a 5/8" re-rod w/ cap (set);

thence, N 01° 12' 44" E for a distance of 1371.17 feet to the POINT OF BEGINNING containing therein 6.299 acres. ALSO a twenty five (25) foot wide easement for ingress/egress to Harrison Road along the 2nd course of this description measuring 25.00 feet by 427.85 feet. Subject to all easements and right-of-way of record at the time of the recording of this Instrument. Basis of bearings is per Mercer County GPS depicting the west line of the northwest quarter of Section 27 as N 01° 11' 08" E.

Prepared by James M. Kent, Professional Surveyor No. 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5565 dated November 20, 2015.

Parent Parcel Identification No.: 09115200.0000

Parent Map Identification No.: 0927100001

New Split Parcel Identification No.: 09-115200.0200 (6.299 Acres)

New Split Map Identification No.: 09-27-100-005

Prior Instrument Reference: Mercer County Official Records Volume 105, Page 784; Mercer County Official Records Instrument #200900007681

and all the Estate, Right, Title and Interest of the said Grantors in and to said premises are granted to Grantee herein, to have and to hold, with all of the privileges and appurtenances thereunto belonging to said Grantee, his successors and assigns forever.

And the said Grantors 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.

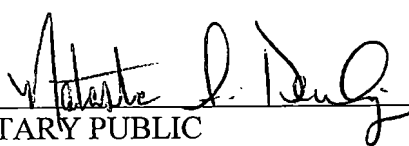
EXECUTED BY STEVEN KLOSTERMAN, Trustee of the Omer R. and Rita M. Klosterman Trust, uad the 26th day of March, 1991, on this 16 day of February, 2016.

OMER R. AND RITA M. KLOSTERMAN TRUST


By: STEVEN KLOSTERMAN, Trustee

STATE OF OHIO)
)SS:
COUNTY OF MERCER)

Before me, a Notary Public in and for said County and State, personally appeared the above-named STEVEN KLOSTERMAN, Trustee of the Omer R. and Rita M. Klosterman Trust, uad the 26th day of March, 1991, and acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed as Trustee under said Trust Agreement, on this 16 day of February, 2016.


NOTARY PUBLIC
Natasha A. Denlinger
My commission expires 9/7/16.

SEAL

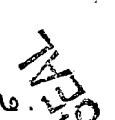
EXECUTED BY OMER R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust, uad
the 18th day of November, 2009, as amended on September 14, 2012, on this 16 day of February,
2016.

OMER R. KLOSTERMAN TRUST

Omer R. Klosterman Trustee
By: OMER R. KLOSTERMAN, Trustee

STATE OF OHIO)
)SS:
COUNTY OF MERCER)

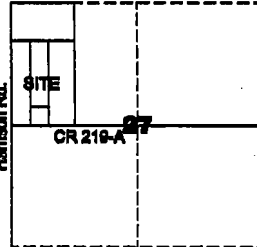
Before me, a Notary Public in and for said County and State, personally appeared the above-named OMER R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust, uad the 18th day of November, 2009, and amended on September 14, 2012, and acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed as Trustee under said Trust Agreement, on this 16 day of February, 2016.

Natasha A. Denlinger
NOTARY PUBLIC
Natasha A. Denlinger
My commission expires 9/7/16. 

This instrument prepared by: Nathan D. Hosek, Attorney at Law, Law Office of Rudnick & Hosek, Ltd., 121 W. Third Street, Greenville, Ohio 45331. (WITHOUT BENEFIT OF A TITLE EXAMINATION)

Omer Klosterman Survey

Part of the NW 1/4 of Section 27,
Town-6-South, Range-3-East,
Franklin Township,
Mercer County, Ohio



VICINITY MAP ~ SECTION 27,
FRANKLIN TOWNSHIP

00'00\"/>

PAID

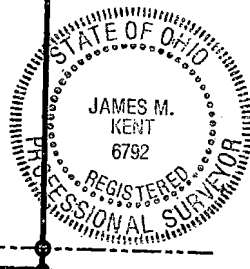
FEB 0 1 2016

Mercer Co. Health Dept.

[Signature]
County Health Dept.
2-5-16

[Signature]
County Engineer
2-5-16

[Signature]
Twp Zoning Inspector



PAID
\$20.00 - 1st
FEB 03 2016

MERCER COUNTY COM. NO. 191887E
GEEHNA, OHIO
824.00'

HARRISON ROAD (60' RW)

N01°11'08\"/>

TRACT ONE
18.002 acres
(1.537 acres right-of-way)

TRACT THREE
6.299 acres

TRACT FOUR
29.585 acres
(0.483 acres right-of-way)

Tracts #1, #3 & #4
Approved by Mercer County Regional
Planning Commission; No Approval or
Plat Required under R.C. 711.133; FOR
AGRICULTURAL AND PERSONAL
RECREATIONAL USE ONLY.

Omer Klosterman (TR)
Volume 105, Page 784

MINOR SUBDIVISION

TRACT TWO
2.137 acres
(0.137 acres right-of-way)

Approved No Plat Required
For A Major Subdivision

COUNTY ROAD 219-A (60' RW)

LEGEND

- monument box (found) mag-nail (found)
- 5/8" re-rod (found) mag-nail (set)
- railroad spikes (found) 5/8" re-rod w/cap (set)

I hereby certify that this plat is representative of a
field survey performed under my direct supervision.

[Signature]
James M. Kent, Professional Surveyor No. 6792

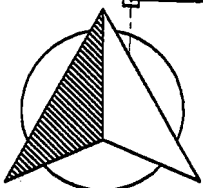
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

kent surveying, inc.

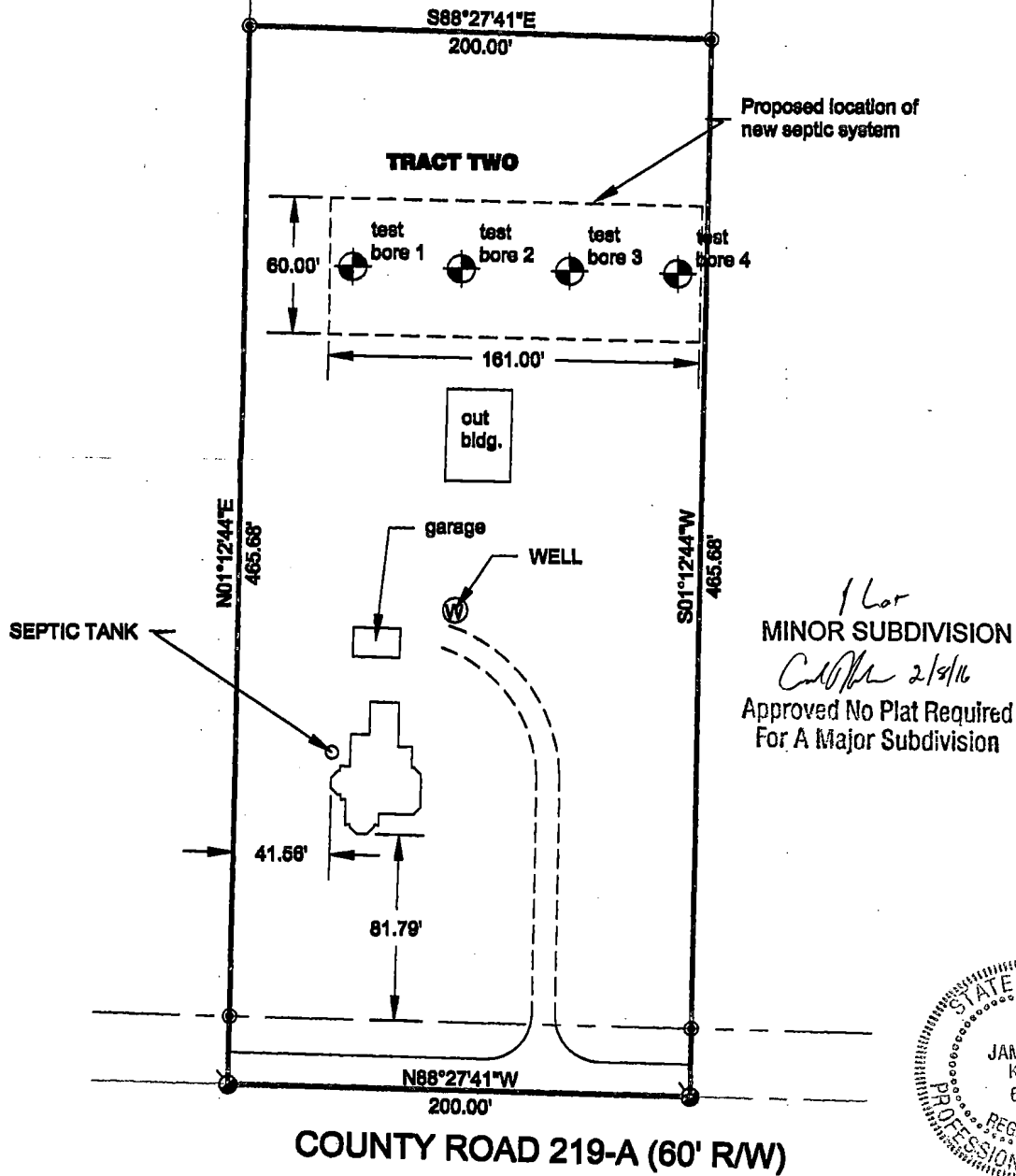
AutoCAD ~ O. Klosterman 1750 Bellefontaine St.
drawing #5565 Wapakoneta, OH 45895
November 20, 2015 419.736.7948
corrected 12/4/15



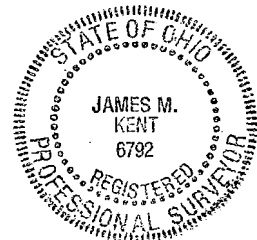
NORTH
Basis of bearings is per
Mercer County GPS
depicting the West line of the
NW 1/4 of Section 27 as
N 01° 11' 08\"/>

Omer Klosterman Survey

Part of the NW 1/4 of Section 27,
Town-6-South, Range-3-East,
Franklin Township,
Mercer County, Ohio



1 Lot
MINOR SUBDIVISION
Carroll 2/2/16
Approved No Plat Required
For A Major Subdivision



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

[Signature]
kent surveying, Inc.
AutoCAD ~ O. Klosterman 1750 Bellefontaine St.
drawing #5585 Wapakoneta, OH 45895
November 20, 2015 419.738.7948
Corrected bearing on 219-A Jan. 2016