

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 03 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 03 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Conveyance Fee~~, Conveyance Fee 2187.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 230,
202 Randall E. Grapner Mercer County Auditor.

KS 3/3/2016
Deputy Aud. Date

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Rubia Juciane Cross**, being the duly appointed **Executor of the Estate of Van D. Cross, deceased**, (Mercer County, Ohio, Probate Court Case Number 20151213), by the power conferred by the Last Will and Testament, for good and valuable consideration paid, grants with fiduciary covenants to **Keith T. Boeckman and Odessa H. Boeckman**, whose tax mailing address is 4924 Burrville Road, Coldwater, Ohio 45828, the following described real property:

Situated in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Being a tract of land out of the East one-half of the Northwest quarter of Section 32, Town 4 South, Range 2 East, and more particularly described as follows:

Commencing at the Northwest corner of Section 32 aforesaid with said corner being defined by a railroad spike set at the intersection of the centerlines of Now Road and State Route 707; thence East on and along the centerline of State Route 707 a distance of 1326.62 feet to a railroad spike which is the place of beginning for the tract herein conveyed; thence continuing East on and along the centerline of State Route 707 a distance of 561.62 feet to a cap and nail; thence South 218.35 feet to a 5/8 inch iron pin; thence East 199.50 feet to a 5/8 inch iron pin; thence North 218.35 feet to a cap and nail set on the centerline of State Route 707 which is also the North line of Section 32; thence East on and along the centerline of State Route 707, 565.50 feet to a point on a highway structure known as Structure Mercer 707-0802; thence South 1672.77 feet on the half section line to an iron pin; thence West a distance of 1329.53 feet to an iron pin; thence North 0° 6' East a distance of 1672.77 feet to the place of beginning. Containing 50 acres of land, more or less, subject to all legal highways and easements of record.

The above description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Prior Instrument References: Deed Volume 282, Page 849

Tax Parcel Number: 07-062100.0100

Tax Map Number: 02-32-100-005

The Grantor agrees to pay the January and July, 2016, installments of real estate taxes and assessments, and the Grantee agrees to assume and pay all real estate taxes and assessments due and payable thereafter.

Executed this 25th day of February, 2016.

VAN D. CROSS ESTATE
By: Rubia Cross
Rubia Juciane Cross, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Rubia Juciane Cross, Executor of the Estate of Van D. Cross**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 25ⁿ day of February, 2016.

SEAL

Thomas D. Lammers
Notary Public, State of Ohio

THOMAS D. LAMMERS, Attorney At Law
Notary Public- State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822