

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 10 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 10 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance for ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
203 Randall E. Grapner Mercer County Auditor.

KP 3-10-16
Deputy Aud. Date

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Mary A. Rosenbeck, an unmarried woman, the Grantor, for valuable consideration does hereby **GIVES, GRANTS, BARGAINS, REMISES, RELEASES AND FOREVER QUIT-CLAIMS** to the full satisfaction of **Rosenbeck Family Holdings, LLC**, an Ohio limited liability company, its successors and assigns forever, Grantee, whose tax mailing address is 8662 Indian Ridge Dr., West Chester, OH 45069 all right, title and interest as said Grantor has in and to the following described premises, situated in the Township of Butler, County of Mercer, and State of Ohio, to wit:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of Section 27, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of said Section 27;

Thence, North 89°57'58" West, along the south line of the southeast quarter of said Section 27 and the centerline of State Route 219, a distance of 424.42 feet to a Mag nail;

Thence, North 02°20'18" West, a distance of 232.72 feet to a 5/8 inch iron bar. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

Thence, continuing, North 02°20'18" West, a distance of 41.54 feet to a 5/8 inch iron bar;

Thence, North $26^{\circ}52'18''$ East, a distance of 88.58 feet to a $\frac{5}{8}$ inch iron bar;

Thence, North $00^{\circ}35'44''$ East, a distance of 177.42 feet to a $\frac{5}{8}$ inch iron bar;

Thence, North $89^{\circ}57'58''$ West, a distance of 249.03 feet to a point in the approximate centerline of Coldwater Creek;

Thence, Northerly, along the approximate centerline of Coldwater Creek, the following courses and distances:

North $13^{\circ}10'44''$ West, a distance of 96.30 feet to a point;
North $34^{\circ}33'50''$ East, a distance of 59.25 feet to a point;
North $13^{\circ}50'04''$ East, a distance of 102.06 feet to a point;
North $26^{\circ}19'52''$ East, a distance of 37.27 feet to a point;
North $12^{\circ}53'33''$ East, a distance of 602.28 feet to a point;
North $00^{\circ}45'05''$ West, a distance of 58.32 feet to a point;
North $31^{\circ}03'30''$ East, a distance of 113.37 feet to a point;
North $04^{\circ}34'05''$ East, a distance of 77.04 feet to a point;

Thence, leaving said centerline, North $89^{\circ}55'37''$ East, a distance of 409.19 feet to a point;

Thence, South $00^{\circ}36'29''$ West, along the east line of the southeast quarter of said Section 27, and the centerline of Fleetfoot Road, a distance of 349.68 feet to the point;

Thence, North $89^{\circ}29'30''$ West, a distance of 202.31 feet to a $\frac{3}{4}$ inch iron bar;

Thence, South $00^{\circ}34'42''$ West, a distance of 231.83 feet to a $\frac{3}{4}$ inch iron bar;

Thence, South $00^{\circ}36'34''$ West, a distance of 116.09 feet to a $\frac{5}{8}$ inch iron bar;

Thence, South $00^{\circ}38'30''$ West, a distance of 231.97 feet to a $\frac{3}{4}$ inch iron bar;

Thence, South $00^{\circ}36'33''$ West, a distance of 50.02 feet to a $\frac{3}{4}$ inch iron bar;

Thence, South 00° 41' 23" West a distance of 231.69 feet to a 3/4 inch iron bar;

Thence, South 00° 21' 08" West, a distance of 183.71 feet to a 5/8 inch iron bar;

Thence, North 89° 57' 58" West, a distance of 234.54 feet to the place of beginning.

Containing 13.039 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, date December 5, 2005. On file in the County Engineer's Office.

Last Transfer: Instrument No. 200500008019, Book 208, Page 57 and Instrument 201600000211 of the Official Records of the Mercer County Recorder's Office.

Tax ID# 03-022900.0000; Map# 08-27-477-002

ALSO:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of Section 27, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of said Section 27;

Thence, North 89° 57' 58" West, along the south line of the southeast quarter of said Section 27 and the centerline of State Route 219, a distance of 124.34 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument.

Thence, continuing, North 89° 57' 58" West, along the last described line, a distance of 300.08 feet to a Mag nail;

Thence, North 02° 20' 18" West, a distance of 232.72 feet to a 5/8 inch iron bar;

Thence, South, 89° 57' 58" East, a distance of 234.54 feet to a 5/8 inch iron

bar;

Thence, South 00° 21' 08" West, a distance of 48.68 feet to a 5/8 inch iron bar;

Thence, South 89° 17' 37" East, a distance of 75.36 feet to a 3/4 inch iron bar;

Thence, South 00° 00' 20" West, a distance of 182.95 feet to the place of beginning.

Containing 1.542 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 5, 2005. On File in the County Engineer's Office.

Last Transfer: Instrument No. 200500008019, Book 208, Page 57 and Instrument 201600000211 of the Official Records of the Mercer County Recorder's Office.

Tax ID# 03-02900.0200; Map# 08-27-477-009

ALSO:

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

Being Lot Number Nine (9) in Rosenbeck's Subdivision as shown on the Recorded Plat thereof in Plat Book 10, Page 14, of the Plat Records of Mercer County, Ohio, subject to the restrictions recorded in Volume 4, Page 450, of the Miscellaneous Records in the Recorder's Office of Mercer County, Ohio.

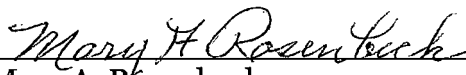
Last Transfer Instrument No. 200500008019, Book 208, Page 57 and Instrument 201600000211 of the Official Records of the Mercer County Recorder's Office.

Tax ID# 03-022300.0000; Map# 08-27-476-003

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its successors and assigns forever.

IN WITNESS WHEREOF, Mary A. Rosenbeck has hereunto set her hand, this 11th day of February, 2016.

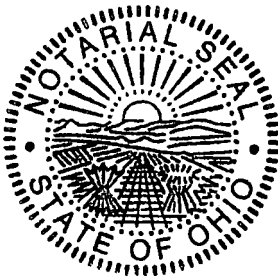
SIGNED AND ACKNOWLEDGED BY:


Mary A. Rosenbeck

STATE OF OHIO)
MERCER COUNTY) SS.

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **Mary A. Rosenbeck**, who acknowledged that she did sign this Quit-Claim Deed and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 11th day of February, 2016.



EMILY GAST-SCHLATER
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.


Notary Public

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.