

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 14 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAR 14 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 365<sup>10</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 320,  
202 Randall E. Grapner Mercer County Auditor.

Kp 3.14.16  
Deputy Aud. Date

**DEED OF FIDUCIARY**  
(O.R.C. 5302.09)

**Thomas W. Knapke, Steven B. Knapke, and Daniel G. Knapke, Co- Trustees**  
**of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995,** as Grantor,  
by the power conferred by said trust, and through every other power, for good and valuable  
consideration paid, grant(s) with fiduciary covenants, to the Grantee, **WUEBKER**  
**BROTHERS DAIRY, LLC**, an Ohio Limited Liability Company, whose tax mailing address is  
2901 Coldwater Creek Road, St. Henry, Ohio 45883, the following **REAL PROPERTY**:

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWN 15N RANGE 1E,  
GIBSON TOWNSHIP, MERCER COUNTY OHIO, AND BEING A PART OF THOSE  
LANDS OWNED BY M. LUCILLE KNAPKE (TRUSTEE) AS RECORDED IN  
INSTRUMENT #200800003980 AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

Beginning for reference at a Mag Nail found at the southeast corner of the southeast  
quarter of Section 29;

Thence with the east line of the southeast quarter of Section 29, North 01°35'05" East,  
1294.65 feet to a stone found in the west line of the southwest quarter of Section 28;

Thence, with the north line of a 10.604 acres J. & N. Hawk as recorded in Instrument  
#201000002024, North 88°32'33" West, 268.99 feet to an iron pin set, said iron pin  
marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of a 46.196 acre tract of land owned by J. Wuebker as  
recorded in Instrument #201300004264, North 88°32'33" West, 811.06 feet to an iron  
pin set;

Thence, with the east lines of a 104.77 acre tract of land owned by Wuebker Brothers  
Dairy, LLC as recorded in Instrument #201100000925 the following 9 courses;

1. North 27°23'44" East, 33.08 feet to an iron pin found;
2. North 28°23'33" East, 43.26 feet to an iron pin with "Marbaugh" cap found;
3. North 01°30'50" West, 292.62 feet to an iron pin with "Marbaugh" cap found;
4. North 06°54'40" East, 202.41 feet to an iron pin with "Marbaugh" cap found;

Approved by Mercer County Regional  
Planning Commission; No Approval or  
Plat Required under R.C. 711.133; FOR  
AGRICULTURAL AND PERSONAL  
RECREATIONAL USE ONLY.

5. North 12°13'02" East, 103.76 feet to an iron pin with "Marbaugh" cap found;
6. North 35°36'29" East, 76.41 feet to an iron pin with "Marbaugh" cap found;
7. North 76°56'38" East, 103.66 feet to an iron pin with "Marbaugh" cap found;
8. North 82°39'02" East, 211.74 feet to a 5/8 inch iron pin found;
9. North 16°48'16" East, 284.95 feet to an iron pin with "Marbaugh" cap found;

Thence, with a new division line the following 8 courses:

1. South 07°25'39" West, 345.73 feet to an iron pin set;
2. South 88°42'38" East, 136.62 feet to an iron pin set;
3. North 73°29'24" East, 37.31 feet to an iron pin set;
4. South 89°15'16" East, 262.99 feet to an iron pin set;
5. South 01°29'49" East, 96.45 feet to an iron pin set;
6. South 16°03'49" West, 179.96 feet to an iron pin set;
7. South 06°09'22" West, 399.88 feet to an iron pin set;
8. South 01°45'22" West, 62.71 feet to the **True Point of Beginning**

**containing 13.933 acres more** or less and being subject to all legal rights of ways easements, agreements and restrictions of record;

Basis of bearings are as per the Mercer County Local Datum. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in January 2016 and filed in the Mercer County Tax Map Office.

Parent  
Tax ID #16-037700.0000  
Tax Map # 13-29-400-001

Split  
Tax ID #16-037700.0100  
Tax Map #13-29-400-006

Grantors shall pay the taxes due and payable in July 2016 and Grantee shall pay all taxes due and payable thereafter.

Witness: **Thomas W. Knapke, Steven B. Knapke, and Daniel G. Knapke, Co-Trustees of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995**, set their hands this 10th day of March, 2016 to make this conveyance.

Signed and acknowledged by:

Thomas W. Knapke  
**Thomas W. Knapke, Co-Trustee of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995**

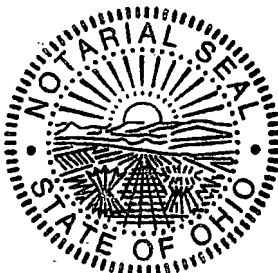
Steven B. Knapke  
**Steven B. Knapke, Co-Trustee of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995**

Daniel G. Knapke  
**Daniel G. Knapke, Co-Trustee of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995**

**State of Ohio )**  
**County of Mercer ) ss.**

**BE IT REMEMBERED**, That on this 10th day of March, 2016, before me, the subscriber, a notary public in and for said state, personally came **Thomas W. Knapke, Steven B. Knapke, and Daniel G. Knapke, Co-Trustees of the M. Lucille Knapke Revocable Living Trust, Dated August 8, 1995**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



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

Emily Gast-Schlatter  
Notary Public

This instrument prepared by: Emily Gast-Schlatter, Howell, Gast-Schlatter & Co., L.P.A., 397 N. Eastern Ave. P.O. Box 317, St. Henry, OH 45883-0317, Phone: 419-678-7111, Fax: 419-678-7332

