

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 04 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 04 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph; conveyance Fee 371<sup>00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec. 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 4-4-16  
Deputy Aud. Date

**WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:**

**THAT** MICHAEL B. SIEFRING, unmarried, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **KEITH M. BRACKMAN**, whose tax mailing address is 3015 Philothea Rd., Coldwater, Ohio, 45828 and his heirs, successors, and assigns forever, the following described real estate, situated in the Township of Granville, County of Mercer, and State of Ohio:

Being a parcel of land situated in Granville Township, Mercer County, Ohio, in the north-west quarter of Section 18, Township 7 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a Survey pin found at the West Quarter Post of said Section 18;

Thence, South 88°36'12" East, along the south line of the northwest quarter of said Section 18, a distance of 1465.26 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

Thence, continuing, South 88°36'12" East, along the last described line, a distance of 368.64 feet to a 5/8 inch iron bar set at the southwest corner of 90.00 acre parcel of land conveyed to the Dennis Wenning Trust by deed recorded at Official Record 118, page 1141;

Thence, North 01°42'42" East, along the west line of said 90 acre parcel, a distance of 607.55 feet to a 5/8 inch iron bar set;

Thence, North 88°36'12" West, a distance of 1506.82 feet to a Mag nail set in the centerline of Township Line Road;

Thence, South 01°29'41" West, along the centerline of Township Line Road, a distance of 547.55 feet to a Mag nail set;

Thence, South 88°36'12" East, a distance of 706.19 feet to a 5/8 inch iron bar set;

Thence, North 03°55'55" East, a distance of 455.33 feet to a 5/8 inch iron bar set;

Thence, South 85°38'41" East, a distance of 412.71 feet to a 5/8 inch iron bar set;

Thence, South 01°42'42" West, a distance of 493.59 feet to the place of beginning.

Containing 15.139 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 February 24, 2016. On file in the County Engineer's Office.

Parent  
Tax ID #20-020100.0000  
Tax Map #11-18-100-003

Split  
Tax ID #20-020100.0200  
Tax Map #11-18-100-007

LAST TRANSFER: Volume 261, Page 928 of the Mercer County Deed Records.

Grantee shall pay the real estate taxes due and payable in July 2016 and those due and payable thereafter.

And all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee; his heirs, successors, and assigns forever. And the Grantor, MICHAEL B.SIEFRING does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that he will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said MICHAEL B. SIEFRING has hereunto set his hands this 1st day of April, 2016.

Signed and acknowledged by:

Michael B. Siefring  
Michael B. Siefring

**STATE OF OHIO**

**COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 1st day of April, 2016, before me, the subscriber, a notary public in and for said state, personally came MICHAEL B. SIEFRING, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 1st day of April, 2016.

Paul E. Howell  
Notary Public



PAUL E. HOWELL  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Instrument prepared by: Paul E. Howell, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys 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.

