

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 15 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 15 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1325.80
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 4/15/2016
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CHRISTOPHER J. WOODDELL AND DIANNE K. WOODDELL, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to JOSEPH A. MEYER AND CAROL J. MEYER, for their joint lives, with the remainder to the survivor of them, Grantees, whose tax mailing address is 6569 Ashman Rd Minerva, OH 45860, the following real property (the "Premises"):

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF REAL ESTATE.

SEE ATTACHED EXHIBIT "B" FOR SURVEY OF REAL ESTATE.

Permanent Parcel No. 06-059100.0100 Map # 06-27-200-004

Prior Instrument Reference: Official Records Volume 97, Page 935

Christopher J. Wooddell and Dianne K. Wooddell, husband and wife, Grantors, release all rights of dower therein.

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 8 day of April, 2016.

Christopher J. Wooddell
Christopher J. Wooddell

Dianne K. Wooddell
Dianne K. Wooddell

STATE OF OHIO

COUNTY OF Merger / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Christopher J. Wooddell and Dianne K. Wooddell, husband and wife, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at St. Henry, Ohio this 8 day of April, 2016.



BONNIE E. STAUGLER
Notary Public, State of Ohio
My Comm. Expires Jan. 5, 2019

Bonnie E. Staugler
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

G:\lah\deeds\Meyer, Joseph A & Carol J
TJP

EXHIBIT "A"

Being a 63.376 acre tract in the East Half of Section 27, Center Township, Town 5 South, Range 3 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Survey Marker Found marking the East Quarter Post of Section 27, being the **TRUE POINT OF BEGINNING**;

Thence South 01°18'50" West along the East line of the Southeast Quarter of said Section 27 and the approximate centerline of Riley Road, a distance of fifteen and ninety-one hundredths feet (15.91') to an Iron Pin Found;

Thence North 88°41'10" West along the North line of tracts as recorded in Instrument #200500000015 and OR. 120 Page 989, a distance of six hundred sixty-one and fifty-three hundredths feet (661.53') to a point, passing an Iron Pin Found at 236.24' and passing an Iron Pin Set at 641.53';

Thence South 21°24'27" East along the West line of a tract as recorded in OR. 120 Page 989, a distance of three hundred ninety-nine and eighty hundredths feet (399.80') to an Iron Pin Found;

Thence South 12°56'39" East along the West line of a tract as recorded in OR. 120 Page 989, a distance of one hundred thirty-eight and fifty-one hundredths feet (138.51') to an Iron Pin Found;

Thence South 15°39'41" West along the West line of a tract as recorded in OR. 120 Page 989, a distance of one hundred six and twenty-two hundredths feet (106.22') to an Iron Pin Found;

Thence South 15°39'41" West along the West line of a tract as recorded in Instrument #200800005380, a distance of one hundred forty-seven and twelve hundredths feet (147.12') to an Iron Pin Found;

Thence South 07°41'59" West along the West line of a tract as recorded in Instrument #200800005380, a distance of ninety-five and twenty-one hundredths feet (95.21') to an Iron Pin Found;

Thence South 07°41'59" West along the West line of a tract as recorded in OR. 100 Page 293, a distance of two hundred thirty-eight and sixty-three hundredths feet (238.63') to an Iron Pin Found;

Thence South 01°39'25" East along the West line of a tract as recorded in Instrument #201100004520, a distance of two hundred forty and nine hundredths feet (240.09') to a point;

Thence North 88°57'25" West along the North line of a tract as recorded in OR. 125 Page 2640, a distance of one hundred five and zero hundredths feet (105.00') to an Iron Pin Found;

Thence North 01°17'51" East along the North line of a tract as recorded in OR. 125 Page 2640, a distance of six hundred sixty-six and thirty hundredths feet (666.30') to an Iron Pin Found;

Thence North 88°59'07" West along the North line of a tract as recorded in OR. 125 Page 2640, a distance of one thousand three hundred thirty-one and thirty-two hundredths feet (1331.32') to an Iron Pin Found;

Thence North 01°15'54" East along the North line of a tract as recorded in OR. 125 Page 2640, a distance of six hundred sixty-five and sixty-four hundredths feet (665.64') to an Iron Pin Found;

Thence North 89°00'48" West along the North line of a tract as recorded in OR. 125 Page 2640 and the North line of the Southeast Quarter of said Section 27, a distance of six hundred sixty-five and eighty-seven hundredths feet (665.87') to an Iron Pin Set, marking the Center of Section 27;

Thence North 01°14'56" East along the East line of a tract as recorded in Instrument #200200007370 and the West line of the Northeast Quarter of said Section 27, a distance of six hundred sixty-two and ninety-six hundredths feet (662.96') to an Iron Pin Found;

Thence South 89°03'13" East along the South line of a tract as recorded in Instrument #201200007935, a distance of one thousand three hundred thirty-two and eight hundredths feet (1332.08') to an Iron Pin Found;

Thence continuing South 89°03'13" East along the South line of a tract as recorded in Instrument #200800004350, a distance of one thousand three hundred thirty-two and seven hundredths feet (1332.07') to a Mag Nail Set;

Thence South 01°18'37" West along the East line of the Northeast Quarter of said Section 27 and the approximate centerline of Riley Road, a distance of six hundred sixty-four and eighty-four hundredths feet (664.84') to the **TRUE POINT OF BEGINNING**, containing **64.700 Acres** of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: OR. 97 Page 935

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 on December 16, 2015 and is on file with the Mercer County Engineers Office.

EXHIBIT "B"

SURVEY FOR CHRISTOPHER AND DIANNE WOODDELL

LINE DATA

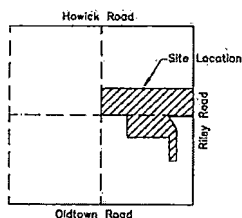
- L1 236.24' N88°41'10"W
- L2 425.29' N88°41'10"W
- L3 368.78' N01°18'50"E
- L4 236.24' S88°41'10"E
- L5 138.51' S12°56'39"E
- L6 106.22' S15°39'41"W
- L7 147.12' S15°39'41"W
- L8 95.21' S07°41'59"W
- L9 238.63' S07°41'59"W
- L10 240.09' S01°39'25"E

OWNER DATA

- #1 KENNETH I. AND EVELYN M. WHETSTONE
INSTRUMENT #20050000015
2.000 ACRES
- #2 THOMAS L. AND CAROL G. PRENGER
OR. 120 PAGE 989
5.605 ACRES
- #3 THOMAS L. AND CAROL G. PRENGER
INSTRUMENT #200800005380
2.869 ACRES

#4 MIKE AND APRIL BLACK
OR. 100 PAGE 293
3.047 ACRES.

#5 MICHAEL R. AND APRIL L. BLACK
INSTRUMENT #201100004520
3.103 ACRES



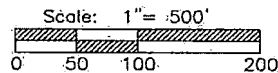
SECTION 27

REFERENCES:

- Wooddell Survey by Eric C. Thomas PS #7236 in November of 1999.
- Linton Survey by Kent B. Marbaugh PS #7421 in July of 2000.
- Wooddell Survey by Eric C. Thomas PS #7236 in January of 2001.
- Linton Survey by Kent B. Marbaugh PS #7421 in May of 2001.
- Linton and Eyink Survey by Kent B. Marbaugh PS #7421 in August of 2006.
- Highley Survey by Kent B. Marbaugh PS #7421 in December of 2012.
- Linton Estate Survey by Kent B. Marbaugh PS #7421 in November of 2015.
- Mercer County Coordinate Datum—East line of the Northeast Quarter—Basis of Bearings

LEGEND

- ⊠ Survey Mkr Found
- ⊙ Iron Pin Found
- Iron Pin Set
- ⊛ Mag. Nail Set
- ⊚ Mag. Nail Found
- Con Mon. Found



PROJECT # 215808.104
ACCESS
 Engineering Solutions
 1200 HAMMICK BLVD., SUITE B, CELINA, OH 45822
 www.accesssolutions.com | 419-566-1430

STATE OF OHIO
CRAIG W. MESCHER
 8237
 REGISTERED PROFESSIONAL SURVEYOR

References:
 Bearings from Kent Survey by Kent B. Marbaugh P.S.# 7421 in July of 2004.

State of: Ohio County: Mercer
 Township: Center
 Sec.: 27 Town 5S Range: 3E
 Deed Ref.: OR. 97 Page 935
 Date Surveyed: December 16, 2015.

Surveyed By: *Craig W. Mescher*
 Craig W. Mescher Reg. Surveyor No. 8237

