

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 25 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 25 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

FIDUCIARY DEED

Exemption paragraph, conveyance Fee 63<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 8-25-16  
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS:

**Vera Whitted, Executor of the Estate of Betty L. Whitted, aka Betty**

**Lou Whitted**, Mercer County Probate Case No. 20141143, by the powers  
conferred by ITEM IV of the Will, in consideration of One (\$1.00) Dollar and Other  
Good and Valuable Consideration paid, grants, with fiduciary covenants, to  
**JMF Equipment Ltd.**, whose tax mailing address is 311 Franklin St., Rockford,  
OH 45882, the following real property:

Situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Being the western part of lot number three (3) in the old plat to the Village of  
Rockford, Ohio, and the revised numbering being lot no. three (3) and more  
particularly described as follows: Beginning at the northwest corner of lot no.  
three (3) in the aforesaid Village, said corner being defined as a four (4) inch  
square reinforced concrete monument as shown on the plat of survey filed for  
record in Book 4, Page 245, of the Mercer County, Ohio Engineer's Records.  
Thence south 87°15' East, a distance of one hundred thirty-two (132) feet to a  
four (4) inch square reinforced concrete monument; thence south 2°45' West, a  
distance of sixty-six (66) feet to a four (4) inch square reinforced concrete  
monument. Thence north 87°15' West a distance of one hundred thirty-two (132)  
feet to a 4 inch square reinforced concrete monument set on the southwest  
corner of lot number three (3); thence north 2°45' east, a distance of sixty-six (66)  
feet to the point of beginning. Said parcel contains eight thousand seven  
hundred twelve (8712) square feet, more or less. Said above parcel was  
described as the result of a survey made by Roy F. Thompson, Jr., Registered  
Surveyor #5379, dated September 19, 1970.

Subject to all easements, conditions, restrictions and rights of way of record.

PARCEL NO. 08-000500.0000

TAX MAP NO. 02-16-151-002

Last transfer of record appears at Instrument #200700006035, Official Records,  
Mercer County Recorder's office.

Real estate taxes and assessments prorated to the day of closing.

ITEM IV of the Will reads, in part, as follows:

" I authorize my Executor to compromise all claims for or against my estate; and to sell at public or private sale at such terms and prices and credit, as he may deem best, all or any part of my real and personal property; and to execute, acknowledge and deliver proper instruments of conveyance thereof, to any purchaser...."

Witness my hand this 25<sup>th</sup> day of August, 2016.

Estate of Betty L. Whitted

By: Vera Whitted

Vera Whitted, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Vera Whitted, Executor of the Estate of Betty L. Whitted, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed as such Executor.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 25<sup>th</sup> day of August, 2016.

Jeffrey P. Knapke  
Notary Public

**Jeffrey P. Knapke-Attorney at Law**  
**Notary Public-State of Ohio**  
**My Commission has no expiration date**  
**Section 147.03 R.C.**

SEAL

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822,  
without benefit of title search