

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 06 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 06 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

9.6.16
Deputy Aud. Date

FIDUCIARY DEED

Rev. Code § 5302.09

EVA F. ROWLAND, TRUSTEE of the **EVA F. ROWLAND TRUST**, by the power conferred in the Trust Agreement and every other power, for valuable consideration paid, grants with fiduciary covenants to **B.R. & E.R. PROPERTIES, LLC**, an Ohio limited liability company, whose tax-mailing address is 3911 Yeager Way, Oregon, Ohio 43616, the real property legally described on Exhibit A attached hereto and made a part hereof.

Subject to: Legal highways, governmental ordinances, zoning ordinances, easements, reservations, agreements, conditions and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Executed this 12th day of August, 2016.

Eva F Rowland
EVA F. ROWLAND, TRUSTEE

STATE OF OHIO)
) ss:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 12th day of August, 2016, by **EVA F. ROWLAND, TRUSTEE** of the **EVA F. ROWLAND TRUST**.



LINDA MENSING
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 03-16-21

Linda A Mensing
Notary Public

This instrument was prepared by,
and after recording return to:
Gary L. Miller, Attorney at Law
Eastman & Smith Ltd.
P.O. Box 10032
Toledo, OH 43699-0032

EXHIBIT A

PARCEL 1:

Situated in the Township of Franklin, County of Mercer, State of Ohio, and bounded and described as follows:

Being all of Lot Numbered Twenty-Three (23) and the entire East half of Lot Numbered Twenty-four (24) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions, and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Tax Number: 09-033000.2300

Map Number: 09-20-282-013

Property Address: 6961 Heron Drive

Prior Instrument Reference: Mercer County Deed Records 201300005643

PARCEL 2:

Situated in the Township of Franklin, County of Mercer, State of Ohio, and bounded and described as follows:

Being Lot Number Twenty-five (25) and the West half of Lot Number Twenty-four (24) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet I, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume IS, Pages 1013-1029, Mercer County Recorder's Office.

Tax Number(s): 09-033000.2500; 09-033000.2400

Map Number(s): 09-20-282-011; 09-20-282-012

Property Addresses: 6945 Heron Drive; 6953 Heron Drive

Prior Instrument Reference: Mercer County Deed Records OR Book 198 Page 1354