

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 09 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 09 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ~~\$630.00~~
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

9.9.16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN C. SCHUMM, unmarried adult, the GRANTOR, in consideration of One Dollar (\$1.00) and other valuable considerations to him in hand paid by JONATHAN SCHWARTZ and MIRIAM SCHWARTZ, the GRANTEES, whose tax mailing address is 265 Wilson Road, Willshire, Ohio 45898, does hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, their heirs and assigns forever, the following described real estate, situate in the Township of Blackcreek in the County of Mercer and State of Ohio, to-wit:

Commencing at the Southeast corner of the Northeast quarter, Section 19, Town 4 South, Range 1 East, Mercer County, Ohio, said point being defined by a stone located at the intersection of the centerlines of State Route 49 and the Wilson Road,

Thence on and along the south line of the Northeast quarter, being the centerline of the Wilson Road, bearing South 87°00'00" West, One Thousand Five Hundred Forty-seven and Four Hundredths (1547.04) feet to a spike as the place of beginning,

Thence North 03°00'00" West, Four Hundred (400.00) feet to an iron pin,

Thence North 87°00'00" East, Two Hundred Seventeen and Eighty Hundredths (217.80) feet to an iron pin,

Thence North 02°52'30" West along the East line of the West half of the Northeast quarter of Section 19, Nine Hundred Twenty-three and Fourteen Hundredths (923.14) feet to a corner post,

Thence South 87°00'00" West, Seven Hundred Twenty-three and Ninety-nine Hundredths (723.99) feet to a point,

Thence South 02°52'30" East, One Thousand Three Hundred Twenty-three and Fourteen Hundredths (1323.14) feet to a nail on the South line of the Northeast quarter of Section 19,

Thence North 87°00'00" East, Five Hundred Seven and Ten Hundredths (507.10) feet to the place of beginning.

The parcel contains Nineteen and Nine Hundred Ninety-five Thousandths (19.995) acres, including Two Hundred Twenty-three Thousandths (0.223) acres in roadway right-of-way and Sixty-six Hundredths (0.66) acres in ditch waste. The land is shown on a plat of survey filed with the Mercer County Auditor and is the same lands last transferred in Volume 278, Page 891 of the Mercer County Record of Deeds.

All bearings for this description were turned from the East line of the Northeast quarter of Section 19, also being the centerline of State Route 49 and having an assumed bearing of North-South.

Tax Parcel No. 01-024500.0000

Tax Map No. 01-19-200-004

Prior Transfer: Instrument #201500005780

and all the estate, right, title, and interest of the said GRANTOR in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, their heirs and assigns forever.

And the said GRANTOR, JOHN C. SCHUMM, does hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that he will defend the same against all lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of ^{September} 2016.


JOHN C. SCHUMM

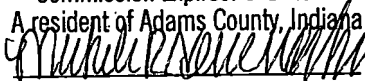
STATE OF OHIO:


COUNTY OF VAN WERT: SS:

On this 9th day of ^{September} A.D., 2016, before me a Notary Public in and for said County, personally came JOHN C. SCHUMM, the GRANTOR in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



Commission Expires: 6-1-2018
A resident of Adams County, Indiana

Michele R. Neuenschwander, Notary Public


Michele R Neuenschwander Notary Public

This instrument prepared by:
Attorney Charles F. Koch
KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891