

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 20 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 20 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$595.00
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

9.20.16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That DAVID EDWARD KELLER and KATHLEEN JO KELLER, Husband and Wife, the Grantors, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to them in hand paid by MASON V. SCHMACKERS, whose tax-mailing address will be 2029 Watkins Road, Ft. Recovery, OH 45846, do hereby Grant, Bargain, Sell and Convey to the said MASON V. SCHMACKERS, his heirs and assigns forever, the following described Real Estate:

Real estate situated in Gibson Township, Mercer County, State of Ohio, and bounded and described as follows:

Being a tract in the southwest quarter of the southwest quarter of Section 25, Township 15 North, Range 1 East, commencing at the quarter section marker at the Southwest corner of said section;

thence due east along the south section line and approximate centerline of Watkins Road a distance of 232.50 feet to a point for the true point of beginning;

thence continuing due East along the South section line and approximate centerline of Watkins Road a distance of 180.00 feet to a point;

thence due North perpendicular the South section line a distance of 242.00 feet to a point; thence due West parallel the South Section line a distance of 180.00 feet to a point;

thence due South perpendicular the South section line a distance of 242.00 feet to a point of beginning containing 1.000 acres of land more or less.

Also,

Being part of a 53.00 acre tract located in the Southwest Quarter of Section 25, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, and described as follows:

Commencing for the TRUE POINT OF BEGINNING at a P.K. nail found marking the southwest corner of the southwest quarter of said Section 25;

Thence North 01° 07' 42" East along the approximate centerline of Burville Road and west line of said section a distance of four hundred eighty-one and thirty-nine hundredths (481.39') feet to a P.K. nail;

Thence south 87° 57' 39" East a distance of four hundred fifty-two and fifty

hundredths feet (452.50') to a 5/8" iron pin;

Thence south 01° 07' 42" West a distance of four hundred eighty-one and thirty-nine hundredths feet (481.39') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section a distance of forty and zero hundredths feet (40.00') to a P.K. nail;

Thence North 02° 02' 21" East along the east line of a 1.000 acre tract as described in Vol. 328, Page 267, a distance of two hundred forty-two and zero hundredths feet (242.00') to an iron pin;

Thence North 87° 57' 39" West along the north line of said 1.00 acre tract, a distance of one hundred eighty and zero hundredths feet (180.00') to an iron pin;

Thence South 02° 02' 21" West along the west line of said 1.00 acre tract, a distance of two hundred forty-two and zero hundredths feet (242.00') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section, a distance of two hundred thirty-two and fifty hundredths feet (232.50') to the TRUE POINT OF BEGINNING, containing 4.00 acres of land more or less.

Description based on a survey by Eric C. Thomas, Registered Surveyor #7236 in December, 2001, and is on file with the Mercer County Engineer's Office.

Parcel No: 16-025600.0100 (5 Acres) (MAP No. 13-25-300-004)

Last Transfer: Volume 328, Page 267, Deed Records and Volume 208, Page 2470, Official Records, Recorder's Office, Mercer County, Ohio.

and all the Estate, Right, Title and Interest of the said Grantors in and to said premises; **To Have And To Hold** the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, his heirs and assigns forever.

And the said Grantors do hereby **Covenant and Warranty** that the title so conveyed is Clear, Free and Unencumbered, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following:

1. All easements, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;
4. Real estate taxes and assessments not yet due and payable; and
5. Rights of tenants in possession.

Executed on this 19th day of September, 2016, DAVID EDWARD KELLER and
KATHLEEN JO KELLER, Husband and Wife

David Edward Keller
DAVID EDWARD KELLER

Kathleen Jo Keller
KATHLEEN JO KELLER

STATE OF OHIO)
)SS:
COUNTY OF MERCER)

The foregoing instrument was acknowledged before me this 19th day of September, 2016,
by DAVID EDWARD KELLER and KATHLEEN JO KELLER, Husband and Wife, the
Grantors, who acknowledged that they did sign the foregoing instrument and that the same was
their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
Official Seal on the day and year aforesaid.

Jessica Ann Worden
NOTARY PUBLIC



JESSICA ANN WORDEN
Notary Public-State of Ohio
My Comm. Exp. Mar. 07, 2020

This instrument prepared by: Scott D. Rudnick, Attorney at Law, 121 W. Third Street, Greenville,
Ohio 45331. (EXECUTED OUTSIDE THE PRESENCE OF)