

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 17 2016

MERCER COUNTY
TAX MAP DEPARTMENT

OCT 17 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **350⁰⁰**
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 10-17-16
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantors, **Jesse D. King, aka Jesse Duane King, and Mary Joyce King**, husband and wife, and **Debra J. Goldman**, an unmarried woman, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Erin W. Schmidt and Amy D. Schmidt**, whose tax mailing address is 910 Rosewood, Celina, OH 45822, the following real property:

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West half of the Southeast Quarter of Section 5, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a concrete monument at the center of said Section 5; Thence, South 00 degrees 38' 50" East, along the West line of said Southeast Quarter of Section 5 and the centerline of Celina-Mendon Road, a distance of one hundred ninety-seven and 89/100 (197.89) feet to the centerline of U.S. Route 33; Thence, South 54 degrees 53' 50" East, along said centerline of U.S. Route 33, a distance of seven hundred forty-eight and 51/100 (748.51) feet to a mine spike; Thence, continuing along the last described line, South 55 degrees 02' 20" East, a distance of four hundred ninety-nine and 95/100 (499.95) to a mine spike. Said point being THE PLACE OF BEGINNING for the parcel to be conveyed by this instrument. Thence, continuing, South 55 degrees 02' 20" East, along the last described line, a distance of one hundred seventy-five (175.00) feet to a mine spike; Thence, North 00 degrees 47' 18" West, a distance of four hundred sixty and 05/100 (460.05) feet to a 5/8 inch iron bar; Thence, North 55 degrees 02' 20" West, a distance of one hundred seventy-five (175.00) feet to a 5/8 inch iron bar; Thence, South 00 degrees 47' 18" East, a distance of four hundred sixty and 05/100 (460.05) feet to the place of beginning.

This tract contains 1.5000 acres, more or less, and is subject to all easements, conditions, restrictions, and rights of way imposed thereon. See survey by Gordon L. Geeslin, dated 4/16/92 in the Mercer County Engineer's Office.

Minor Subdivision Recorded: Deed Book 320, Page 1011

PARCEL NO. 06-010700.0400

TAX MAP NO. 06-05-400-005

Last transfer of record appears at Instrument #201300006981, Mercer County Recorder's Official Records.

MINOR SUBDIVISION

ALSO:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West half of the southeast quarter of Section 5, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a concrete monument at the center of said Section 5-
Thence, South $00^{\circ} 38' 50''$ East, along the West line of said Southeast quarter of Section 5 and the centerline of Celina-Mendon Road, a distance of one hundred ninety-seven and $89/100$ (197.89) feet to the centerline of U.S. Route 33-
Thence, South $54^{\circ} 53' 50''$ East, along said centerline of U.S. Route 33, a distance of seven hundred forty-eight and $51/100$ (748.51) feet to a mine spike-
Thence, continuing along the last described line, South $55^{\circ} 02' 20''$ East, a distance of six hundred seventy-four and $95/100$ (674.95) feet to a mine spike. Said point being a place of beginning for the parcel to be conveyed by this instrument-
Thence, continuing, South $55^{\circ} 02' 20''$ East, along the last described line, a distance of one hundred seventy-five (175.00) feet to a mine spike-
Thence, North $00^{\circ} 47' 18''$ West, a distance of four hundred sixty and $05/100$ (460.05) feet to a 5/8 inch iron bar-
Thence, North $55^{\circ} 02' 20''$ West, a distanced of one hundred seventy-five (175.00) feet to a 5/8 inch iron bar-
Thence, South $00^{\circ} 47' 18''$ East, a distance of four hundred sixty and $05/100$ (460.05) feet to the place of beginning.

Containing 1.500 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated April 16, 1992, on file in the County Engineer's Office.

ALSO:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Southeast quarter of Section 5, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at an iron pin at the center of said Section 5; thence S $88^{\circ} 43' 42''$ E. 1322.46 feet along the North line of the southeast quarter of said Section 5 to an iron pin with cap set; Thence; S $00^{\circ} 48' 57''$ W, 23.16 feet along the East line of the West half of the Southeast quarter of said Section 5 to an iron pin with cap set as the Point of Beginning; Thence; continuing S $00^{\circ} 48' 57''$ W, 1109.39 feet along the last described line and passing through an iron pin found at 1056.86 feet to a point; Thence; N $53^{\circ} 41' 21''$ W, 26.60 feet along the centerline of United States Route 33 to a mine spike; Thence; N $00^{\circ} 32' 47''$ E, 460.06 feet to an iron pin with cap set; Thence; N $53^{\circ} 41' 08''$ W, 572.64 feet to an iron pin found; Thence; S $88^{\circ} 43' 42''$ E, 305.32 feet to an iron pin with cap set; Thence; N $00^{\circ} 00' 23''$ W, 305.33 feet to an iron pin with cap set; Thence; S $88^{\circ} 43' 42''$ E, 189.10 feet to the point of beginning, containing 3.493 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 25, 2010, on file in the County Tax Map Office.

PARCEL NO. 06-010700.0500

TAX MAP NO. 06-05-400-006

Last transfers of record appear at Volume 285, Page 600, Deed Records, and Instrument #201000001808, Official Records, Mercer County Recorder's office.

All real estate taxes and assessments shall be prorated to the date of closing.

The Grantors, Jesse Duane King, aka Jesse D. King, and Mary Joyce King, husband and wife, and Debra J. Goldman, release all rights of dower herein.

Jesse D. King
Jesse D. King

Mary Joyce King
Mary Joyce King

Debra J. Goldman
Debra J. Goldman

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Jesse D. King and Mary Joyce King, husband and wife, 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 Celina, Ohio, this 9th day of September, 2016.



KAREN G. FLEMING
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9/30/2017

Karen G. Fleming
Notary Public

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Debra J. Goldman, an unmarried woman, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Celina, Ohio, this 12th day of September, 2016.



KAREN G. FLEMING
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9/30/2017

Karen G. Fleming
Notary Public

This instrument prepared by: Atty Thomas Luth
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822.