

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 02 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 02 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **3276.40**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 11/2/2016  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

**THAT Gary C. Homan and Jane M. Homan, fka Jane Kramer, husband and wife,**  
of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Derek C. Broering**  
**his heirs and assigns forever**  
**whose tax mailing address is 3394 Carthagen Road, St. Henry, Ohio 45883**

the following described real estate:

Being part of an 77.00 acre tract in the North Half of the Southwest Quarter of Section 8, Granville Township, Town 7 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found marking the Northwest corner of the Southwest quarter of Section 8; thence South 88°48'54" East (Basis of Bearings) along the North line of the Southwest Quarter of said Section 8, a distance of Four Hundred Sixty-seven and Zero Hundredths feet (467.00') to an Iron Pin set, marking the TRUE POINT OF BEGINNING; thence continuing South 88°48'54" East (Basis of Bearings) along the North line of the Southwest Quarter of said Section 8, a distance of Two Thousand One Hundred Eighty-eight and Fifty-two Hundredths feet (2,188.52') to an Iron Pin Set, marking the Center of Section 8, passing an Iron Pin Set at 860.76; thence South 01°44'42" West along the East line of the North half of the Southwest Quarter of Section 8, a distance of One Thousand Three Hundred Thirty-two and Eighty-eight Hundredths feet (1332.88') to a Wood Post Found; thence North 88°46'12" West along the South line of the North half of the Southwest Quarter of said Section 8, a distance of Two thousand Two Hundred Ninety-one and Sixty-six Hundredths feet (2,291.66') to an Iron Pin Set, passing an Iron Pin Found at 444.00' and an Iron Pin Set at 1,325.67'; thence North 01°40'30" East a distance of Four Hundred Sixteen and Zero Hundredths feet (416.00') to an Iron Pin Set; thence North 88°46'12" West a distance of Three Hundred Sixty-two and Twenty-one Hundredths feet (362.21') to a Mag Nail Set; thence North 01°40'30" East along the West line of the Southwest Quarter of said Section 8 and the approximate centerline of Wessel Road, a distance of Four Hundred Twenty-eight and Seventy-seven Hundredths feet (428.77') to a Mag Nail set; thence North 60°16'47" East a distance of Four Hundred One and Six Hundredths feet (401.06') to an Iron Pin Set on the South line of a tract as recorded in Volume 268, Page 738; thence continuing North 60°16'47" East a distance of One Hundred Forty-six and Two Hundredths feet (146.02') to an Iron Pin Set on the East line of a tract as recorded in Volume 268, page 738; thence North 01°40'30" East along the East line of a tract as recorded in Volume 268, Page 738, a distance of Two Hundred Five and Zero Hundredths feet (205.00') to the TRUE POINT OF BEGINNING.

**Containing 74.000 acres of land more or less.**

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 on September 30, 2016 and is on file with the Mercer County Engineer's Office.

Deed Reference: Instrument #200500008043 and Volume 268, Page 738, Mercer County Recorder's Office.

*Parent*  
Tax ID #18-000800.0000 & 20-000400.0000  
Tax Map #11-08-300-002 & 11-08-300-004

*Permanent/Split*  
18-000800.0100 & 20-000400.0000  
11-08-300-006 & 11-08-300-004

Real estate taxes and assessments shall be prorated to date of closing.

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, **Derek C. Broering**, his heirs and assigns forever. And the said Grantors, **Gary C. Homan and Jane M. Homan**, 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.

IN WITNESS WHEREOF, the said **Gary C. Homan and Jane M. Homan, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 2nd day of November, 2016.

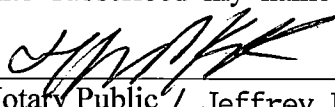
  
\_\_\_\_\_  
Gary C. Homan

  
\_\_\_\_\_  
Jane M. Homan

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 2nd day of November, 2016, before me, the subscriber, a notary public in and for said State, personally **Gary C. Homan and Jane M. Homan, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
\_\_\_\_\_  
Notary Public / Jeffrey P. Knapke  
My Commission: INDEFINITE

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

SEAL

Instrument Prepared By: Kathryn W. Speelman, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 homan.broering10.16/deeds16/mr