

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 28 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 28 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 2117⁵⁰
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 11-28-16
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Kelli J. Schoen, fka Kelli J. Fagaly, unmarried, of Pennsylvania

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

**Jay J. Hein and Norma J. Hein, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 8109 Clover Four Road, Celina, Ohio 45822**

the following described real estate:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the southwest quarter of Section 33, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the southeast corner of the southwest quarter of said Section 33; thence, west, along the south line of the southwest quarter of said Section 33 and the centerline of Clover Four Road, a distance of One Thousand Seventy-eight and 48/100 (1078.48) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing, west, along the last described line, a distance of Four Hundred Twenty-four and 17/100 (424.17) feet to a point in the approximate center of Prairie Creek. Said point being marked by a mine spike set in the bridge deck above; thence, northerly along the approximate center of said Prairie Creek, the following courses and distances:

North 17°21'12" West, 895.51 feet to a point;
North 44°02'42" West, 31.52 feet to a point;
North 69°09'20" West, 43.62 feet to a point;
North 87°22'49" West, 397.73 feet to a point;
North 02°22'22" East, 865.01 feet to a point;

Thence, leaving said Prairie Creek, east, a distance of Seven Hundred Thirty-eight and 47/100 (738.47) feet to a railroad spike; thence, South 11°59'17" East, along the centerline of Mercer County Road 716A, a distance of One Thousand Eight Hundred Fourteen and 98/100 (1814.98) feet to the place of beginning.

Containing 26.772 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 February 27, 1987, on file in the County Engineer's Office.

ALSO: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the southwest quarter of Section 33 and the east half of the southeast quarter of Section 32, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the southeast corner of the southwest quarter of said Section 33; thence, west, along the south line of the southwest quarter of said Section 33 and the centerline of Clover Four Road, a distance of One Thousand Five Hundred Two and 65/100 (1502.65) feet to a point in the approximate center of Prairie Creek. Said point being marked by a mine spike set in the bridge deck above and being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing west along the last described line a distance of One Thousand One Hundred Fifty-five and 82/100 (1155.82) feet to a mine spike at the southwest corner of said Section 33; thence, North 89°56'45" West, along the south line of the southeast quarter of said Section 32 and the centerline of Clover Four Road, a distance of Thirty-four and 09/100 (34.09) feet to a point in the approximate center of an open ditch. Said point being marked by a mine spike set in the bridge deck above; thence, northeasterly along the approximate center of said open ditch, the following courses and distances:

North 01°42'10" East, 20.13 feet to a point;
North 28°00'32" East, 679.40 feet to a point;
North 26°11'16" East, 324.41 feet to a point in the approximate center of the aforementioned Prairie Creek;

Thence, easterly and southerly along the approximate center of said Prairie Creek the following courses and distances:

South 87°22'49" East, 397.73 feet to a point;
South 69°09'20" East, 43.62 feet to a point;
South 44°02'42" East, 31.52 feet to a point;
South 17°21'12" East, 895.51 feet to the place of beginning.

Containing 16.972 acres of land more or less of which 0.040 acres is in Section 32.

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 February 27, 1987, on file in the County Engineer's Office.

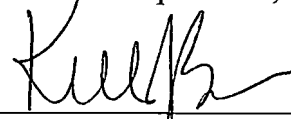
Deed Reference: Volume 302, Page 278, Volume 302, Page 280, Volume OR65, Page 545, and Instrument #201500000654, Mercer County Recorder's Office.

Tax ID #09-134400.0000
Tax Map #09-33-300-002

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

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, **Jay J. Hein and Norma J. Hein**, their heirs and assigns forever. And the said Grantor, **Kelli J. Schoen, unmarried**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kelli J. Schoen, fka Kelli J. Fagaly, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 26th day of November, 2016.



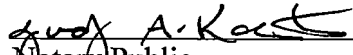
Kelli J. Schoen

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 26th day of November, 2016, before me, the subscriber, a notary public in and for said State, personally **Kelli J. Schoen, fka Kelli J. Fagaly, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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

JUDY A. KOESTERS, **Atty. At Law**
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.