

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 22 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

DEC 22 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 227<sup>50</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KIP 12-22-16  
Deputy Aud. Date

## WARRANTY DEED

*Know all Men by these Presents that, Glen W. Yoh and Loisann Yoh, husband and wife, Grantors, for valuable consideration, do hereby Grant, Bargain, Sell and Convey to William C. Hamrick, Trustee, or his successors in trust, under the William C. Hamrick Living Trust, dated September 10, 2013, Grantee, whose tax-mailing address is 1288 Mercer Van Wert County Line Road, Willshire, Ohio 45898, his successors and assigns forever, the following described Real Estate, situated in the Township of Blackcreek, County of Mercer, and State of Ohio, to-wit:*

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

Commencing at a stone and iron pin at the Northwest corner of the Northwest Quarter of Section 3, Township 4 South; Range 1 East, Blackcreek Township, Mercer County, Ohio; Thence South 00°-00'-00" West, along the West line of the Northwest Quarter of Section 3, Four Hundred Seventy-seven and 87/100 (477.87) feet to a boat spike; Thence North 90°-00'-00" East, along the centerline of an existing drive, Four Hundred Sixty-six and 50/100 (466.50) feet to an iron pin; and Thence North 01°-20'-00" East, Ten and 00/100 (10.00) feet to an iron and cap for the TRUE PLACE OF BEGINNING. Thence continuing North 01°-20'-00" East, Two Hundred Three and 00/100 (203.00) feet to an iron pin and cap; thence North 90°-00'-00" East, Two Hundred Fourteen and 58/100 (214.58) feet to an iron pin and cap; Thence South 01°-20'-00" West, Two Hundred Three and 00/100 (203.00) feet to an iron pin and cap; and thence South 90°-00'-00" West Two Hundred Fourteen and 58/100 (214.58) feet to the place of beginning.

Containing 1.00 acre, more or less, and being a fractional part of the West one-half of the Northwest Quarter of Section 3, Blackcreek Township, Mercer County, Ohio, and subject to all right of ways and easements of record.

A survey of this tract was made by Don N. Friemoth, Registered Surveyor No. 4981.

**Together with an easement further described as follows:**

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

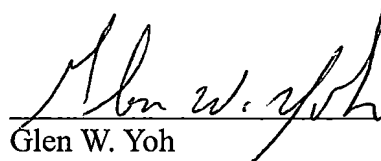
A thirty (30) foot easement for ingress and egress, being Ten (10) feet in width North of the following described centerline: And Twenty (20) feet in width South of the following described centerline: Commencing at a stone and iron pin at the Northwest corner of the Northwest Quarter of Section 3, Township 4 South; Range 1 East, Blackcreek Township, Mercer County, Ohio; thence South 00°-00'-00" West, along the West line of the aforesaid Northwest Quarter, Four Hundred Seventy-seven and 87/100 (477.87) feet to a boat spike; and thence North 90°-00'-00" East, along the centerline of an existing drive, Twenty and 00/100 (20.00) feet to a point for the TRUE PLACE OF BEGINNING. Thence continuing North 90°-00'-00" East, along the centerline of the existing drive, Five Hundred Sixty-six and 50/100 (566.50) feet to a point.

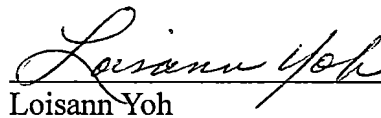
PARCEL NO.: 01-002100.0200      MAP NO.: 01-03-100-001  
PRIOR RECORDING: Volume: 294 Page 813 and Volume 263 Page 431,  
Mercer County, Ohio, Recorder's Office.

and all the **Estate, Right, Title and Interest** of the 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 successors and assigns forever.

And the said Glen W. Yoh and Loisann Yoh, husband and wife, Grantors, do **Covenant and Warrant** 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.

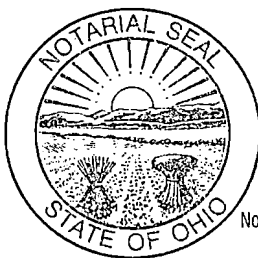
Whereof, Glen W. Yoh and Loisann Yoh, husband and wife, Grantors have here unto set their hands, this 10<sup>th</sup> day of November, in the year A.D. Two Thousand Sixteen.

  
Glen W. Yoh

  
Loisann Yoh

**STATE OF OHIO, COUNTY OF VAN WERT, SS:**


Acknowledged before me, a notary public, on this 10<sup>th</sup> day of November, 2016, by  
Glen W. Yoh and Loisann Yoh, husband and wife, Grantors, who acknowledged their signatures  
to be their voluntary act and deed.



AARON M. BAKER  
ATTORNEY AT LAW

NOTARY PUBLIC  
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

  
- Notary Public

*This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.*