

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 10 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 10 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1260.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 2/10/2017  
Deputy Aud. Date

## FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Donald Bowlby, being the duly appointed Executor of the Estate of Janice E. Bowlby, deceased,** (Mercer County, Ohio, Probate Court Case Number 20161005), by the power conferred by the Last Will and Testament, for good and valuable consideration paid, grants with fiduciary covenants to **Mark E. Houts and Michelle E. Houts, husband and wife, for their joint lives, remainder to the survivor of them,** whose tax mailing address is 3056 Frahm Pike, Celina, Ohio 45822, the following described real property:

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

Beginning at a mag nail at the Southwest corner of the Southeast Quarter of Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio;

thence North 00°25'24" East along the West line of said Quarter, 1329.19 feet to an iron rod at the Northwest corner of the Southwest Quarter of said Quarter;

thence South 88°40'32" East along the North line of said Southwest Quarter, 1328.36 feet to a wood post marking the Northeast corner of said Southwest Quarter;

thence South 00°23'31" West along the East line of said Southwest Quarter, 1328.72 feet to a mag nail at the Southeast corner of said Southwest Quarter;

thence North 88°41'38" West along the South line of said Quarter, 485.41 feet to a mag nail;

thence North 01°18'22" East, 417.42 feet to an iron rod, passing at 20.00 feet an iron rod;

thence North 88°41'38" West, 417.42 feet to an iron rod;

thence South 01°18'22" West, 417.42 feet to a mag nail on the South line of said Quarter, passing at 397.42 feet an iron rod;

thence North 88°41'38" West along said South line, 426.25 feet to the Place of Beginning.

Containing 36.531 acres, more or less, and being part of the Southeast Quarter of Section 6, Center Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record.

0.419 acres lie within the right-of-way of Hasis Road.

The South 88°41'38" East bearing for the South line of the Southeast Quarter of Section 6 is based upon the Mercer County Local Datum.

Reference is made to a survey by Warren L. Foy, Registered Surveyor #S-6381 dated January 12, 2017.

**MINOR SUBDIVISION PLAT ATTACHED HERETO.**

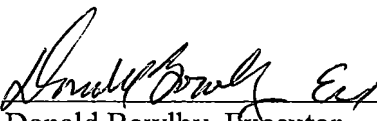
Prior Instrument Reference: Deed Volume 315, Page 135 and  
Official Records Volume 209, Page 1486

	<i>(Parent Parcel)</i>	<i>(Split)</i>
Tax Parcel Number:	06-012400.0200	06-012400.0201
Tax Map Number:	06-06-400-002	06-06-400-008

The Grantor and Grantees herein agree that all taxes and assessments shall be prorated to the day of closing.

Executed on the day and year set forth in the acknowledgment.

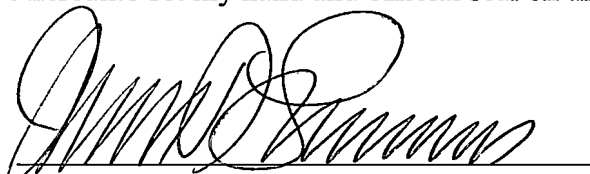
JANICE E. BOWLBY ESTATE

By:   
Donald Bowlby, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Donald Bowlby, Executor of the Estate of Janice E. Bowlby, deceased**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 9<sup>th</sup> day of February, 2017.

  
\_\_\_\_\_  
Notary Public, State of Ohio

SEAL

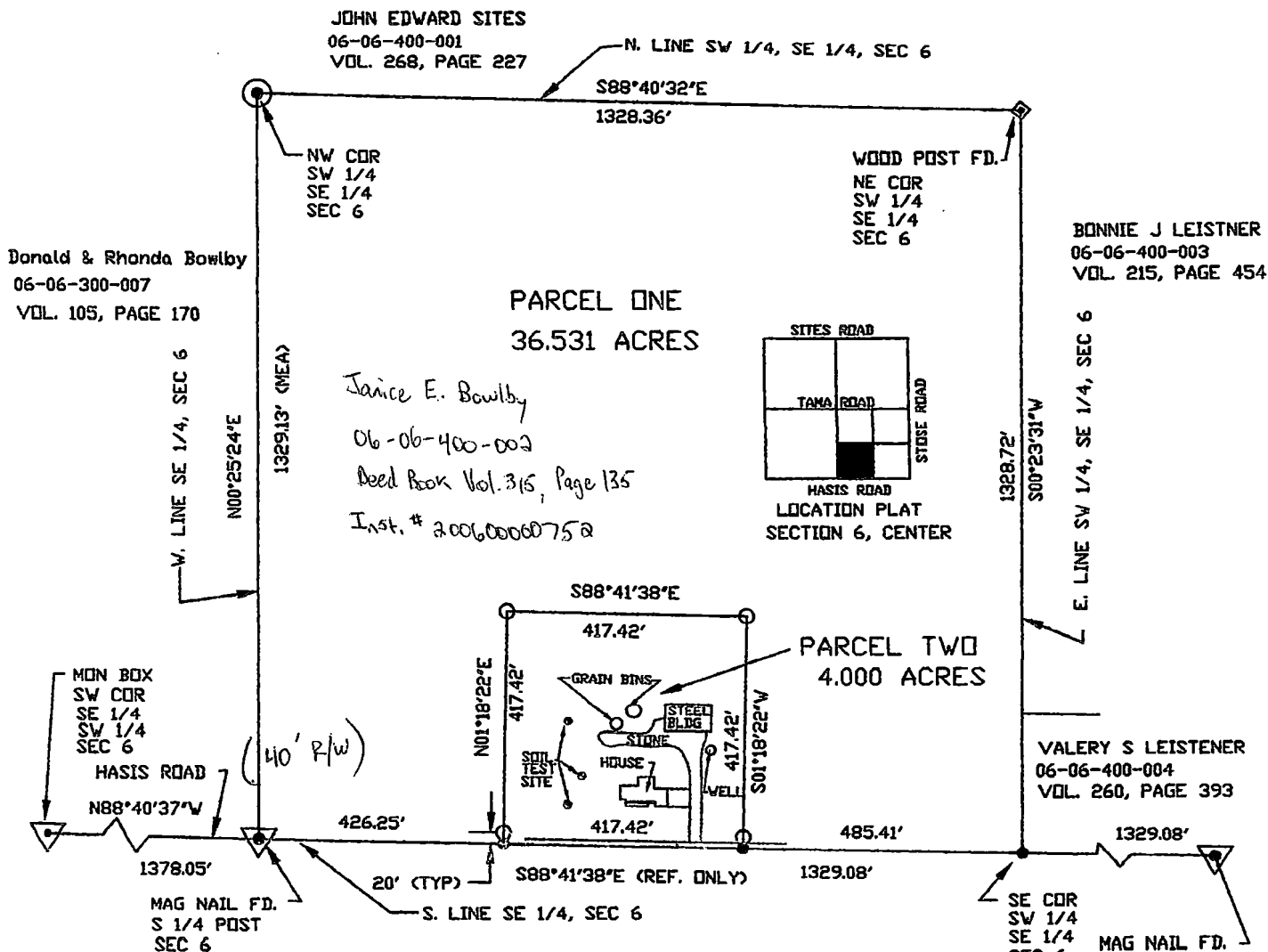
THOMAS D. LAMMERS , Attorney At Law  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

*This instrument prepared by:*

*PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)*  
*113 East Market Street, P.O. Box 404,*  
*Celina, OH 45822*

Parcel #2  
 Approved No Plat Required  
 For A Major Subdivision  
*Case # 112617*  
 MINOR SUBDIVISION

PLAT OF SURVEY  
 PART OF THE SOUTHEAST QUARTER OF SECTION 6  
 T-5-S, R-3-E, CENTER TOWNSHIP  
 MERCER COUNTY, OH

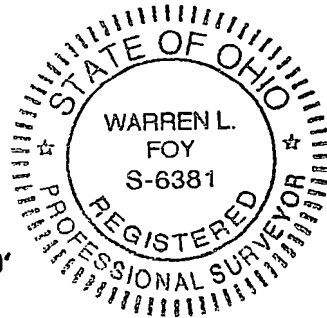


W. L. FOY CO., PA 120 SIBLEY STREET VAN WERT, OHIO 45891 <i>Warren L. Foy</i> Warren L. Foy S-6381 01/12/2017	<b>BOWLBY SURVEY</b> <b>APPROVALS</b> <div> <div> </div> <div> </div> </div> <div> <div>                     BOARD OF HEALTH                      DATE: 1-26-17                 </div> <div>                     TWP ZONING INSPECTOR                      DATE: 1-24-17                 </div> <div>                     COUNTY ENGINEER                      DATE: 1-25-17                 </div> </div>
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LEGEND

- IRON PIN SET
- MAG NAIL SET
- ⊙ IRON PIN FD.
- ▲ STONE/I.P. MAG NAIL

SCALE: 1"=300'



**PAID**

JAN 21 2017

**PAID**

JAN 21 2017

\$20.00-1 Lat  
 MERCER COUNTY COMMISSIONERS  
 CELINA DICK  
*T. Nagel*

Mercer Co. Health Dept.

06-A(6)