

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 15 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 15 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 658⁰⁰
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 2-15-17
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL PERSONS BY THESE PRESENTS

That, Edward M. Adams, Trustee and Successor Trustee of The Adams Family Trust dated February 28, 2002, for valuable consideration paid, grants with fiduciary covenants to

**Ryan Snyder and Lisa Snyder, husband and wife,
for their joint lives, remainder to the survivor of them**

whose TAX MAILING ADDRESS is 9315 State Route 197, Celina, Ohio 45822, the following real property:

Situated in the TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:

Commencing for reference at an existing PK nail (Mercer County Datum #6029) at the Southwest corner of Section One (1); thence South 88° 51' 36" East on the South line of Section One (1) (centerline of State Route 197), One Thousand Three Hundred Twenty-one and Sixty-three Hundredths (1,321.63) feet to a Mag nail set at the Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (1/4) of Section One (1), said point being the POINT OF BEGINNING; thence the following courses:

1. North 1° 07' 04" East on the West line of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section One (1), Five Hundred Twenty-one and Seventy-eight Hundredths (521.78) feet to a set #5 rebar passing a set #5 rebar at Thirty (30.00) feet;
2. South 88° 51' 36" East, Four Hundred Seventeen and Fifty Hundredths (417.50) feet to a set #5 rebar;
3. South 1° 07' 04" West, Five Hundred Twenty-one and Seventy-eight hundredths (521.78) feet to a Mag nail set on the South line of Section One (1), passing a #5 rebar set at Four Hundred Ninety-one and Seventy-eight Hundredths (491.78) feet;

4. North 88° 51' 36" West on the South line of said fractional section line, Four Hundred Seventeen and Fifty Hundredths (417.50) feet to the POINT OF BEGINNING.

The above-described parcel of land contains 5.001 acres, more or less, of which 0.192 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The basis of bearings for this survey is the Mercer County Local Coordinate Datum. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on October 5, 2003. All markers called for above are in place.

Prior Instrument Reference: Official Record Volume 143, Page 1280, Official Record Volume 143, Page 1282, Official Record Volume 143, Page 1284, Official Record Volume 143, Page 1286, and Instrument #20170000 0740, Mercer County Recorder's Records.

Tax Parcel I.D. #06-001400.0000 / Tax Map #06-01-300-003

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: 2-10-17

Edward M. Adams
Edward M. Adams, Trustee and Successor
Trustee of The Adams Family Trust dated
February 28, 2002

STATE OF OHIO - COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Edward M. Adams, Trustee and Successor Trustee of The Adams Family Trust dated February 28, 2002**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 10TH day of FEBRUARY, A.D. 2017.

SEAL

ROBERT A. STOVER

Notary Public, State of Ohio

My Commission Expires November 26, 2017

Robert A. Stover
Notary Public for Ohio
My Commission Expires: Nov 26, 2017

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, Ohio 45822
At Request of: Jim Shaffer Realty, 11661 State Route 707, Mendon, OH 45862