

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 27 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 750.10
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Deputy Aud. Date 2/27/17

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 **Kelly S. Bowlby and Tamara S. Bowlby, husband and wife, for their joint lives, remainder to the survivor of them,** whose tax mailing address is 549 Summit Street, 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 an iron rod in a monument box at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio;

thence North 88°40'37" West along the South line of said Quarter, 719.63 feet to a point on the centerline of an open ditch, passing at 684.56 feet an iron pin;

thence the following courses and distances along said centerline:

- A. North 09°07'28" East, 25.32 feet;
- B. North 15°34'37" West, 223.63 feet;
- C. North 28°03'06" West, 323.50 feet;
- D. North 31°55'01" West, 91.69 feet;

to a point marking the intersection of the open ditch and 12 Mile Creek;

thence the following courses and distances along the centerline of 12 Mile Creek:

- E. North 08°17'33" West, 209.54 feet;
- F. North 49°31'41" East, 215.79 feet;
- G. North 38°40'07" East, 151.47 feet;
- H. North 21°59'15" East, 147.28 feet;
- I. North 07°17'19" East, 154.29 feet;
- J. North 70°53'15" East, 262.75 feet;
- K. North 75°44'59" East, 305.49 feet;
- L. South 65°56'38" East, 61.33 feet;
- M. South 33°30'19" East, 148.80 feet;
- N. South 57°31'57" East, 17.93 feet;

to a point on the East line of the Southwest Quarter of said Southwest Quarter;

thence South 01°02'06" West along said East line, 1378.40 feet to the Place of Beginning, passing at 44.75 feet and at 997.24 feet an iron rod;

Containing 27.830 acres, more or less, and being part of the Northwest Quarter and Southwest Quarter of the Southwest Quarter of Section 6, Center Township, Mercer County, Ohio.

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

0.000 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 November 28, 2016.

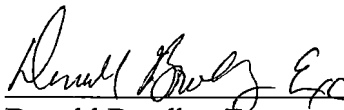
Prior Instrument Reference: Deed Volume 315, Page 135 and
Official Records Volume 209, Page 1486

	<i>(Parent Parcel)</i>	<i>(Split)</i>
Tax Parcel Number:	06-012400.0200	06-012400.0202
Tax Map Number:	06-06-400-002	06-06-300-008

The Grantor herein agrees to pay the January and July, 2017, installments of real estate taxes and assessments, and the Grantees agree to pay all taxes and assessments beginning with the January, 2018, installment and all those due and payable thereafter.

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.

17ⁿ IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this
day of February, 2017.

SEAL


Notary Public, State of Ohio

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