

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

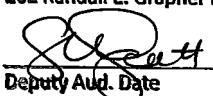
MAR 01 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 01 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 366.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 3/1/17
Deputy Aud. Date

FIDUCIARY DEED

KELLY RAY HOWELL and PATRICIA ANN BOROFF HOWELL, CO-TRUSTEES OF THE HOWELL TRUST AGREEMENT ("Grantors"), for valuable consideration paid, grant with fiduciary covenants to **JORDAN KLINE ("Grantee")**, the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

There are excepted from the fiduciary covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Tax Mailing Address: 7375 Rhoades Mill Road, Ohio City, Ohio 45874

Prior Instrument Reference: 201400003105, Mercer County, Ohio Records.

Grantors have executed this Deed this 27 day of December, 2016.

GRANTORS:

THE HOWELL TRUST AGREEMENT

By: Kelly Ray Howell
Kelly Ray Howell, Co-Trustee

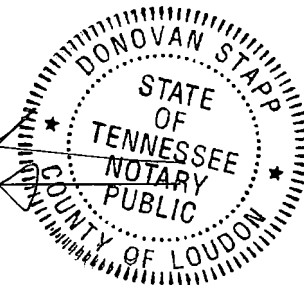
By: Patricia Ann Boroff Howell
Patricia Ann Boroff Howell, Co-Trustee

STATE OF TENNESSEE)
 : SS:
COUNTY OF LOUDON)

Before Me, Donovan Stapp, a Notary Public of the State and County
aforementioned, personal appeared, Kelly Ray Howell and Patricia Ann Boroff Howell, Co-
Trustees of THE HOWELL TRUST AGREEMENT, on behalf of the trust, with whom I am
acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons)
described in and who executed the foregoing instrument, and acknowledged that they executed the
same as their free act and deed.

WITNESS my hand and seal, this 27 day of December, 2016.

[Signature]
Notary Public



Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: TNDL Driver's License ✓ Other: _____

This instrument prepared by:

Earl J. Rice
Diller & Rice, LLC
124 East Main Street
Van Wert, Ohio 45891

Exhibit A
Legal Description

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY:

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being three tracts of land located in the North end of the southwest quarter of fractional Section 3, Dublin Township and out of the east side of Section 1, Godfrey's Reserve, Town Four (4) South, Range Two (2) East in Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, registered surveyor, recorded in Record of Survey, Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

(North end of Southwest quarter fractional section 3). Beginning at point "A", a section stone in the centerline of the Godfrey Reserve Road and at the West quarter post of fractional Section 3, above Town and Range; thence North $88^{\circ} 51'$ East a distance of nine hundred seventy-five and five hundredths (975.05) feet to point "B" a wooden corner post; thence South $0^{\circ} 53' 30''$ East a distance of seventeen hundred thirty-three and eleven hundredths (1,733.11) feet to point "C" a wooden corner post; thence South $88^{\circ} 56'$ West a distance of nine hundred seventy-one and seventy-five hundredths (971.75) feet to point "D" an iron pipe in the centerline of the Godfrey Reserve Road; thence North $1^{\circ} 0'$ West along the centerline of the road to Stone "A", the place of beginning.

Containing thirty-eight and seventy-one hundredths (38.71) acres and is subject to the legal right of way of the Godfrey Reserve Road along the entire West side.

LESS AND EXCEPT THE FOLLOWING: Commencing at the Southwest corner of Fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by a one (1) inch pipe found over a stone on the centerline of the Godfrey Reserve Road, also being the West line of Section 3, Thence North 01 degree 00 minutes 00 seconds West, 915.20 feet on and along the Godfrey Reserve Road to an iron pin found as the PLACE OF BEGINNING: Thence Continuing North $01^{\circ} 00' 00''$ West along the centerline of the Godfrey Reserve Road, also being the West line of Section 3, 465.29 feet to a masonry nail set, Thence North $89^{\circ} 00' 38''$ East, 323.64 feet to a 5/8 inch iron pin and cap set, Thence South $01^{\circ} 01' 27''$ East, 123.62 feet to a 5/8 inch iron pin and cap set, Thence North $88^{\circ} 59' 13''$ East, 649.75 feet to an existing corner post, Thence South $00^{\circ} 52' 53''$ East, 340.80 feet along the lands described in Volume 160, Page 156 of the Mercer County, Ohio, Record of Deeds, to a 5/8 inch iron pin and cap set, Thence South $88^{\circ} 56' 37''$ West, 972.72 feet along the lands described in Volume 243, Page 192 and Page 198, of the Mercer County, Ohio, Record of Deeds, to the PLACE OF BEGINNING.

The afore-described tract of land contains Eight and Five Hundred Forty Thousandths (8.540) acres, more or less, subject to all easements, restrictions and limitations imposed thereon and all legal highways.

See plat of survey filed in the Mercer County, Ohio, Engineer's Office. Bearings for this survey description were turned from the centerline of the Godfrey Reserve Road established as North 01 Degree 00 Minutes 00 Seconds West, on previous surveys.

This survey and description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379. Containing in Parcel One after said exceptions a total of 30.17 acres.

Shown on the auditor's card as 30.96 acres.

Parcel No: 07-005200.0000

Map No: 02-03-300-004