

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 03 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 03 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **1023.40**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KR 4/3/2017
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Kahlig Land Development, Inc., an Ohio Corporation, of Mercer County,
Ohio

for valuable consideration paid, *Grants with General Warranty Covenants to*

**Randy A. Schwieterman and Karen A. Schwieterman, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 1111 Ruby Lane, Coldwater, Ohio 45828**

the following described real estate:

Being located in the Southwest Quarter of Section 28, Butler Township, Town 6
South, Range 2 East, Mercer County, Village of Coldwater, Ohio, being more
particularly described as follows:

Commencing at a Mag Nail Found at the West Quarter Post of Section 28, being the
TRUE POINT OF BEGINNING; thence South 88°31'24" East along the South line
of the Westview 3rd Addition as recorded in Plat Cabinet 1, Page 169, a distance of
Three Hundred Forty-seven and Eleven Hundredths feet (347.11') to an Iron Pin Set;
thence South 01°51'21" West along the West line of a tract as recorded in Volume
238, Page 619, a distance of One Hundred Fifteen and Forty-seven Hundredths feet
(115.47') to an Iron Pin Set; thence South 88°20'31" East along the south line of a
tract as recorded in Volume 238, Page 619, a distance of Forty-six and Twenty-three
Hundredths feet (46.23') to an Iron Pin Set; thence South 01°47'46" West along the
West line of the Kahlig Subdivision Section Two as recorded in Plat Cabinet 1, Page
102, a distance of Four Hundred Forty and Thirty-nine Hundredths feet (440.39') to
an Iron Pin Set; thence North 88°36'07" West along the North line of the Kahlig
Subdivision Section Four as recorded in Plat Cabinet 1, Page 239, a distance of Ten
and Zero Hundredths feet (10.00') to an Iron Pin Set; thence South 01°47'46" West
along the West line of the Kahlig Subdivision Section Four as recorded in Plat
Cabinet 1, Page 239, a distance of Four Hundred Forty-five and Twenty Hundredths
feet (445.20') to an Iron Pin Set; thence North 88°27'54" East along the South line of
the Kahlig Subdivision Section Four as recorded in Plat Cabinet 1, Page 239, a
distance of Thirty and Zero Hundredths feet (30.00') to an Iron Pin Set; thence South
01°47'46" West along the West line of the Kahlig Subdivision Section Three as
recorded in Plat Cabinet 1, Page 140, a distance of Two Hundred Seventy-six and
Thirty Hundredths feet (276.30') to an Iron Pin Found; thence North 88°27'54" East
along the West line of the Kahlig Subdivision Section Three as recorded in Plat
Cabinet 1, Page 140, a distance of Eighty-five and Seven Hundredths feet (85.07') to
an Iron Pin Set; thence South 01°47'46" West along the West line of the Kahlig
Subdivision Section Three as recorded in Plat Cabinet 1, Page 140, a distance of One
Hundred Ninety-nine and Ninety-one Hundredths feet (199.91') to an Iron Pin Found;
thence North 89°29'00" West along the North line of the Kahlig Subdivision Section
Seven as recorded in Instrument #201700001005, a distance of Three Hundred
Twenty-three and Thirty-one Hundredths feet (323.31') to an Iron Pin Found; thence

South 01°36'10" West along the West line of the Kahlig Subdivision Section Seven as recorded in Instrument #201700001005, a distance of Six Hundred Sixty-seven and Fifteen Hundredths feet (667.15') to an Iron Pin Found; thence North 88°35'42" West along the North line of a tract as recorded in Instrument #200500008060, a distance of One Hundred Seventy and Zero Hundredths feet (170.00') to a Mag Nail Found; thence North 01°36'10" East along the West line of the Southwest Quarter of Section 28 and the approximate centerline of Burkettsville-St. Henry Road, a distance of Two Thousand One Hundred Forty-four and Sixty-seven Hundredths feet (2144.67') to the TRUE POINT OF BEGINNING.

Containing 16.240 acres of land more or less. Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in March of 2017 and is on file with the Mercer County Engineer's Office.

Deed Reference: Volume OR107, Page 542, Mercer County Official Records.

Parent
Tax ID #05-009750.0000
Tax Map #08-28-352-003

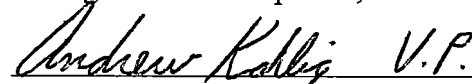
Split
Tax ID #05-009750.0500
Tax Map #08-28-352-021

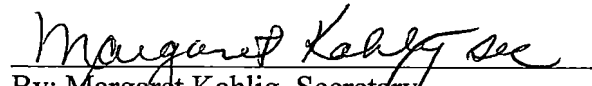
Grantees shall pay the real estate taxes and assessments due and payable in February 2018 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Randy A. Schwieterman and Karen A. Schwieterman**, their heirs and assigns forever. And the said **Kahlig Land Development, Inc.** does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kahlig Land Development, Inc.**, an Ohio Corporation, by and through its Vice President, **Andrew Kahlig**, and its Secretary, **Margaret Kahlig**, have hereunto set their hands on this 1st day of April, 2017.

Kahlig Land Development, Inc.


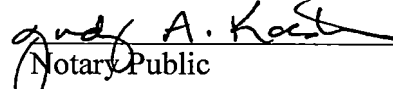

By: Andrew Kahlig, Vice President


By: Margaret Kahlig, Secretary

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED that on this 1st day of April, 2017, before me, a notary public in and for said County, personally came **Kahlig Land Development, Inc.**, an Ohio Corporation, by and through its Vice President, **Andrew Kahlig**, and its Secretary, **Margaret Kahlig**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
Commission Has No Expiration Date
Section 147.03 O.R.C.

Notary Public

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 kahligland.schwieterman/deeds17/mr