

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 26 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 26 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **567.00**  
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* *5/26/2017*  
Deputy Aud. Date

## FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Steven A. Franke**, being the duly appointed Executor of the Estate of **Herbert S. Franke**, also known as **H. Steven Franke** and **Steven Franke, deceased**, (Mercer County, Ohio, Probate Court Case Number 20171054), by the power conferred by the Last Will and Testament, for good and valuable consideration paid, grants with fiduciary covenants to **Ronald R. Boeckman and Eleanor M. Boeckman, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 1195 Ft. Recovery Minster Road, Fort Recovery, Ohio 45846, the following described real property:

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

Being Lot Numbered 73 in Bass Landing as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio, subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the Official Records of Mercer County, Ohio, all supplements and amendments thereto, and all taxes and assessments.

ALSO: Being part of Lot #74 of Bass Landing as recorded in Plat Cabinet 1, Page 250, located in the Southwest Quarter of Section 16, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Northwest corner of Lot #74 of said Bass Landing, marking the **TRUE POINT OF BEGINNING**;

thence South 66° 56' 47" East along the North line of said Lot #74, a distance of fourteen and forty-eight hundredths feet (14.48') to a point;

thence South 65° 41' 09" East along the North line of said Lot #74, a distance of five and fifty-eight hundredths feet (5.58') to an Iron Pin Set;

thence South 24° 09' 18" West a distance of eighty and ~~seventy~~ <sup>ninety</sup> hundredths feet (80.90') to a point, passing an Iron Pin Set at 70.70';

thence North 67° 02' 15" West along the South line of said Lot #74, a distance of twenty-one and fifty hundredths feet (21.50') to a point;

thence North 25° 10' 12" East along the West line of said Lot #74, a distance of eighty and ninety hundredths feet (80.90') to the **TRUE POINT OF BEGINNING**, passing an Iron Pin Found at 10.00', containing **1679 Square Feet** of land, more or less.

Said tract to be 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 June of 2013 and is on file with the Mercer County Engineer's Office.

Prior Instrument References: Instrument # 201300007037 and # 201300007038

Tax Parcel Number: 09-000773.0000

Tax Map Number: 09-16-352-017

Address of Property: 5611 Island View Dr., Celina, OH 45822

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.

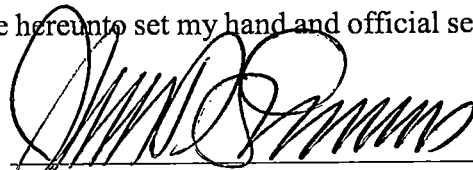
ESTATE OF HERBERT S. FRANKE

By: Steven A. Franke  
Steven A. Franke, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Steven A. Franke, Executor of the Estate of Herbert S. Franke, 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 26<sup>th</sup> day of May, 2017.



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

SEAL

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS.  
113 East Market Street, P.O. Box 404  
Celina, OH 45822

(TDL/dg)