

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 11 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 11 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 21.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 7/11/2017
Deputy Aud. Date

QUITCLAIM DEED

Know all Men by these Presents that Hamrick Bros. County Line Farms, LLC, the Grantor, for valuable consideration, does hereby Remise, Release and Forever Quit Claim to William C. Hamrick, Trustee, or his successor in trust, under the William C. Hamrick Living Trust, dated September 10, 2013, and any amendments thereto, the Grantee, whose tax-mailing address is 1288 Mercer Van Wert County Line Road, Willshire, Ohio 45898, his successors and assigns forever, the following described Real Estate, situated in the Township of Blackcreek, in the County of Mercer and State of Ohio, to-wit:

Beginning at a survey marker at the Northwest corner of the Northwest Quarter of Section 3, T-4-S, R-1-E, Blackcreek Township,

Thence S 01° 32' 29" W, along the West line of said Quarter, Four hundred seventy-seven and 50/100 (477.50) feet to a boat spike;

Thence S 88° 27' 31" E, four hundred sixty-six and 50/100 (466.50) feet to an iron rod for the Place of Beginning;

Thence N 01° 32' 29" E, Two hundred thirteen and 00/100 (213.00) feet to an iron rod;

Thence S 88° 27' 31" E, Two hundred fourteen and 58/100 (214.58) feet to an iron rod;

Thence S 01° 32' 29" W, Four hundred six and 00/100 (406.00) feet to an iron rod;

Thence N 88° 27' 31" W, Two hundred fourteen and 58/100 (214.58) feet to an iron rod;

Thence N 01° 32' 29" E, One hundred ninety-three and 00/100 (193.00) feet to the Place of Beginning.

Containing 2.000 acres, more or less, and being part of the Northwest Quarter of Section 3, Black Creek Township, Mercer County, Ohio.

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

The N 01° 32' 29" E bearing on the West line of the Northwest Quarter was based upon the Mercer county local datum.

0.0 acres lie within the right of way of Wabash Road.

37.733 ac. parcel (Tax #010021000.300) has 0.011 ac. added & 0.128 ac. removed for a net loss of 0.117 ac.

39.265 ac. parcel (Tax #010021000.000) has 0.011 ac. removed & 0.872 ac. removed for a net loss of 0.883 ac.

1.000 ac. parcel (Tax #010021000.2000) has 0.011 ac. added & 0.011 ac. removed for a net loss of 0.00 ac.

EXEMPT FROM MINOR
SUBDIVISION REGULATIONS

Together with an easement further described as follows:

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

A thirty (30) foot easement for ingress and egress, being Ten (10) feet in width North of the following described centerline: And Twenty (20) feet in width South of the following described centerline: Commencing at a stone and iron pin at the Northwest corner of the Northwest Quarter of Section 3, Township 4 South; Range 1 East, Blackcreek Township, Mercer County, Ohio; thence South 00°-00'-00" West, along the West line of the aforesaid Northwest Quarter, Four Hundred Seventy-seven and 87/100 (477.87) feet to a boat spike; and thence North 90°-00'-00" East, along the centerline of an existing drive, Twenty and 00/100 (20.00) feet to a point for the TRUE PLACE OF BEGINNING. Thence continuing North 90°-00'-00" East, along the centerline of the existing drive, Five Hundred Sixty-six and 50/100 (566.50) feet to a point.

Parent Parcel Numbers:

01-002100.0000
01-002100.0200
01-002100.0300

Parent Map Numbers:

01-03-100-002
01-03-100-001
01-03-100-008

Permanent Parcel Numbers:

01-002100.0200

Permanent Map Numbers:

01-03-100-001

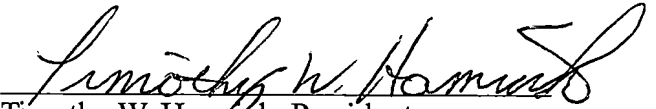
PRIOR RECORDING: Instrument Number: 201700003147 and
201600006247, Mercer County, Ohio, Recorder's Office.

RESTRICTION: Right of First Refusal—If William C. Hamrick, Trustee, or his successor(s) in trust, under the William C. Hamrick Living Trust, dated September 10, 2013, and any amendments thereto—cause or desire to sell or transfer their interest in the real estate herein, the Grantee(s) must first offer, in writing, to sell said tillable real estate to Hamrick Bros. County Line Farms, LLC at fair-market value as set by an independent, qualified real estate appraiser. Hamrick Bros. County Line Farms, LLC shall have 15 days from the receipt of said written offer containing said appraisal to submit a written notice to purchase according to these terms and shall have 60 days thereafter to close upon said transaction.

and all the Estate, Right, Title and Interest of the Grantor, in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging to said Grantee, his successors and assigns forever.

Whereof, Timothy W. Hamrick, President of the said Hamrick Bros. County Line Farms, LLC, the Grantor, has here unto set his hand, this 5th day of July, in the year A.D. Two Thousand Seventeen.

Hamrick Bros. County Line Farms, LLC


Timothy W. Hamrick, President

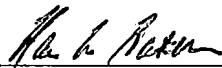
STATE OF OHIO, COUNTY OF VAN WERT, SS:

Acknowledged before me, a notary public, on this 5th day of July, 2017, by Timothy W. Hamrick, authorized agent and President of the said Hamrick Bros. County Line Farms, LLC, the Grantor, who acknowledged his signature to be his voluntary act and deed.



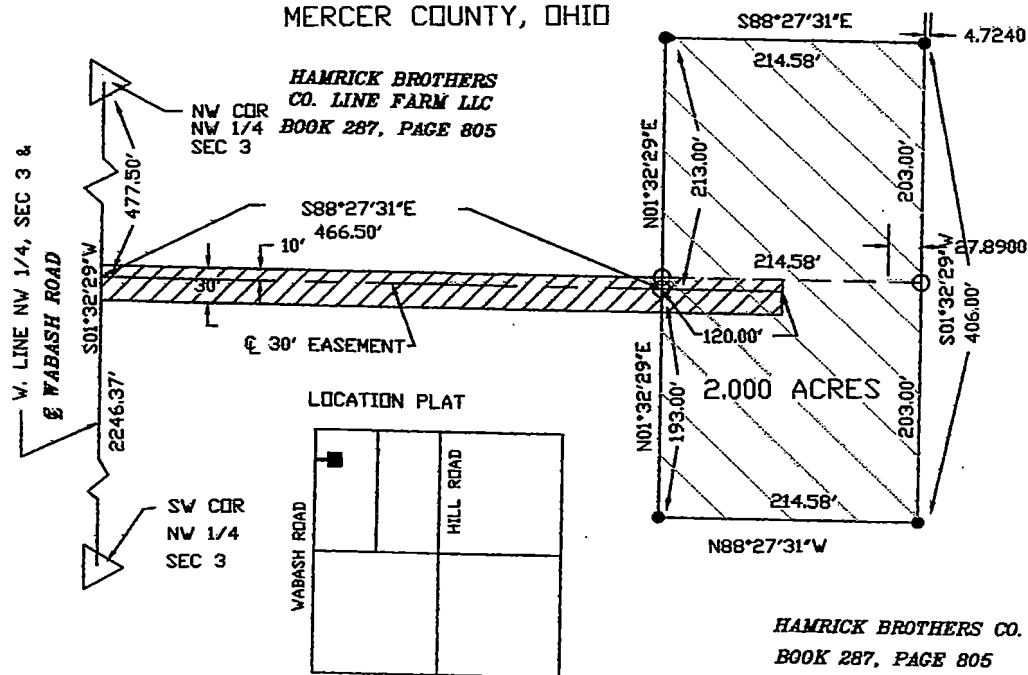
AARON M. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C

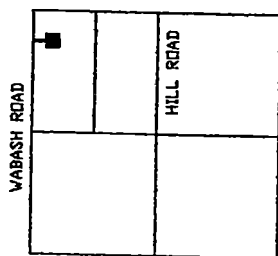

- Notary Public

This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.

PLAT OF SURVEY
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3
T-4-S, R-1-E, BLACK CREEK TOWNSHIP
MERCER COUNTY, OHIO



LOCATION PLAT



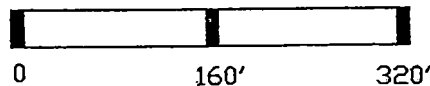
SECTION 3, BLACK CREEK

1. THE S01°32'29\"W BEARING ON THE W. LINE OF THE NW 1/4, SEC 3
1. IS BASED UPON THE MERCER CO. LOCAL DATUM.
2. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD AT THE TIME OF RECORDING.
3. 0.00 ACRES LIE WITHIN THE RIGHT OF WAY OF WABASH RD.

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LEGEND

- IRON PIN FD
 - MAG NAIL FD.
 - △ STONE/IRON/MON BOX
- SCALE: 1\"=160'



HAMRICK SURVEY		CLIENT
APPROVALS		BILL HAMRICK
		12966 WABASH ROAD
		WILLSHIRE, OH 45898
BOARD OF HEALTH	TWP ZONING INSPECTOR	COUNTY ENGINEER
DATE:	DATE:	DATE:

S. LINE NW 1/4, SEC 3

I CERTIFY THIS PLAT IS TRUE AND CORRECT AND
 BASED UPON A SURVEY PERFORMED BY ME.

Warren L. Foy
 W. L. FOY CO., PA
 120 Sibley Street
 Van Wert, Ohio 45891
 5/24/17

