

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 04 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 04 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 413.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

8/4/17

DEED OF TRUSTEE

KNOW ALL MEN BY THESE PRESENTS that LARRY J. HEMMELGARN and ERIC A. HEMMELGARN, Co-Trustees of the Lois A. Hemmelgarn Trust dated the 11<sup>th</sup> day of April 1995, Grantors, by the power conferred by such Trust Agreement and every other power for One Dollar (\$1.00) and other good and valuable considerations paid, grant with fiduciary covenants to TYLER J. JUTTE and DANIELLE R. BIHN, for their joint lives, remainder to the survivor of them, whose address will be 3804 Philothea Road, Coldwater, Ohio 45828, the following real property:

Situate in the Township of Butler, in the County of Mercer and State of Ohio.

Beginning for the same point, Five Hundred Seventy-four feet and four inches (574' 4") East of the Northwest corner of the Northeast Quarter (1/4) of Section 8, Town 7 South, Range 2 East, Butler Township, said point being located in the center of what is known as Bremen Road; thence from this starting point, South One Hundred Forty feet (140'), this line constituting the East boundary line of this conveyance, as well as being the West boundary line of an adjacent lot belonging to Grantor herein; thence, West, parallel to the Bremen Road, to the center of what is known as Little Beaver Ditch, a distance of approximately One Hundred Thirty-one and One-half feet (131 ½'); thence, following the center of said Little Beaver Ditch, in a northeasterly direction, to the center of Bremen Road (Little Beaver Ditch crosses the East-West Bremen Road at this point), which is a distance of approximately One Hundred Fifty-five feet (155'); thence East, on and along the center line of Bremen Road, back to the point of beginning, which is a distance of Eighty-seven feet (87'). Containing .32 of an acre of land, more or less. Subject to all legal highways, easements and restrictions of record. ALSO, beginning at a point Six Hundred Sixty-one feet Four inches (661' 4") East of the Northwest corner of the Northeast Quarter of Section 8, Town 7 South, Range 2 East, Butler Township, said point being located in the center of what is known as the Bremen Road; thence from this starting point, South a distance of One Hundred Forty feet (140') to a fence post; thence West, parallel with the Bremen Road, a distance of Eighty-six feet (86') to a point; thence North a distance of One Hundred Forty feet (140') to the center of said Bremen Road; thence East, a distance of Eighty-seven feet (87') to the place of beginning, containing .277 acres of land, more or less. Subject to all legal highways, easements and restrictions of record.

Containing a total of .597 of an acre of land, more or less. Subject to all legal highways, easements and restrictions of record.

Parcel ID Number: 03-062700.0000 (0.6000 ac.)  
Map ID Number: 11-08-200-005  
Prior Reference: Mercer County Deed Volume 332, Page 466

and all the Estate, Right, Title and Interest of the said Grantors in and to said premises are granted to Grantees herein, to have and to hold, with all of the privileges and appurtenances thereunto belonging to said Grantees, his or her heirs and assigns forever.

The real property described above is conveyed subject to, and there are excepted from the fiduciary covenants, the following: (1) all easements, covenants, conditions and restrictions of record; (2) all legal highways; (3) zoning, building and other laws, ordinances and regulations; (4) real estate taxes and assessments not yet due and payable; and (5) rights of tenants in possession.

Executed by LARRY J. HEMMELGARN, Co-Trustee of the Lois A. Hemmelgarn Trust dated the 11<sup>th</sup> day of April 1995, as Grantor, on this 20<sup>th</sup> day of July, 2017.

LOIS A. HEMMELGARN TRUST dated the 11<sup>th</sup> day of April, 1995

Larry J. Hemmelgarn TEE  
By: LARRY J. HEMMELGARN, Co-Trustee

STATE OF OHIO                    )  
  )SS:  
COUNTY OF DARKE            )

Before me, a Notary Public in and for said County and State, personally appeared the above-named LARRY J. HEMMELGARN, Co-Trustee of the Lois A. Hemmelgarn Trust dated the 11<sup>th</sup> day of April 1995, and acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed as Trustee under said Trust Agreement this 20 day of July, 2017.

Mary Catherine J Long  
NOTARY PUBLIC



Mary Catherine J Long  
Notary Public, State of Ohio  
My Comm. Exp. Aug. 2, 2021

Executed by ERIC A. HEMMELGARN, Co-Trustee of the Lois A. Hemmelgarn Trust dated the 11<sup>th</sup> day of April 1995, as Grantor, on this 24<sup>th</sup> day of July, 2017.

LOIS A. HEMMELGARN TRUST dated the 11<sup>th</sup> day of April, 1995

Eric A Hemmelgarn Co-Trustee  
By: ERIC A. HEMMELGARN, Co-Trustee

STATE OF OHIO                    )  
  )SS:  
COUNTY OF Mercer         )

Before me, a Notary Public in and for said County and State, personally appeared the above-named ERIC A. HEMMELGARN, Co-Trustee of the Lois A. Hemmelgarn Trust dated the 11<sup>th</sup> day of April 1995, and acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed as Trustee under said Trust Agreement this 24<sup>th</sup> day of July, 2017.

Brad Brookhart  
NOTARY PUBLIC



BRAD BROOKHART  
Notary Public, State of Ohio  
Commission Expires Sept. 29, 2018

Prepared by Nathan D. Hosek, Attorney at Law, Law Office of Rudnick & Hosek, Ltd., 121 W. Third Street, Greenville, Ohio 45331. (WITHOUT BENEFIT OF A TITLE EXAMINATION; EXECUTED OUTSIDE THE PRESENCE OF)