

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 29 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 29 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 896.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 9-29-17  
Deputy Add. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS.

That, **Schumm Farms, Inc., an Ohio corporation**, of Mercer County, Ohio, for valuable consideration paid, grants with general warranty covenants to

**Todd E. Mathewson**

whose tax mailing address is 5418 Shindeldecker Road, Rockford, Ohio 45882, the following real property:

Situated in the **TOWNSHIP of DUBLIN, COUNTY of MERCER, and STATE of OHIO:**

Lot No. 2 in the division and survey made by Marcus Schuyler, County Engineer on the 15, 16 and 17 of November 1864 and plat of the same as shown in Book 1, Page 280, County Engineer's Record, Mercer County, Ohio. Said premises are located in the Southwest fractional quarter of the fractional section 24, Town 4 South, Range 2 East, containing 24 acres of land more or less also Lot No. 6 of the same survey lying in the West half of the Northwest fractional quarter and the southwest fractional quarter of said Section 24, Town 4 South, Range 2 East, containing 20.29 acres of land more or less.

#### EXCEPTING:

The following real estate situated in the Township of Dublin, County of Mercer, and State of Ohio, bounded and described as follows:

Being a certain tract of land located in the East half of the Southwest quarter of Section 24, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, as shown on the plat of a survey dated October 31, 1972, made by B. R. Gebhart, Registered Surveyor #3909, and to which plat reference is hereby made for a more definite description. Said survey is filed in Volume 4, Page 321, Engineer's Office, Mercer County, Ohio.

Beginning for reference at a point, "A", the South quarter post of Section 24, at the centerline intersection of U.S. Route 127 and S.R. 707; thence N 00°00' on and along the approximate centerline of U.S. Route 127 (also the North and South centerline of Section 24) a distance of one thousand three hundred fifty-two (1352.00) feet to a point "B", the TRUE PLACE OF BEGINNING FOR THIS DESCRIBED TRACT OF LAND; thence N 89°40' W a distance of two hundred ninety-five (295.00) feet to an iron pipe, point "I"; thence N 00°00' a distance of two hundred thirty-five (235.00) feet to an iron pipe, point "H"; thence S 89°40' E a distance of two hundred ninety five (295.00) feet to a point "F", in the approximate centerline of U.S. Route 127; thence S 00°00' on and along the approximate centerline of the road (also the North and South centerline of Section 24) a distance of two hundred thirty-five (235.00) feet to point "B", the true place of beginning.

Bearing on the North and South centerline of Section 24 was observed magnetic, all others calculated from actual angles turned.

Tract contains one and fifty-nine hundredths (1.59) acres of land and is subject to the legal right of way of U.S. Route 127 along the entire East side.

Said tract herein conveyed is also subject to a permanent easement, twenty feet wide, for ingress and egress to other tracts lying to the west, and being a strip of land ten (10.00) feet wide on either side of the easement centerline as shown on the plat of survey and more definitely described as follows:

Beginning at a point in the approximate centerline of U.S. 127, said point being S 00° 00' a distance of thirty-seven (37.00) feet from point "F", the Northeast corner of the tract herein conveyed; thence N 89° 40' W a distance of one hundred fifty (150.00) feet to a point; thence in a Northwesterly direction an approximate distance of eighty (80.00) feet to a point; thence N 89° 40' W parallel to the Grantees North line a distance of seventy (70.00) feet to the Westerly property line and there terminate.

Tax Parcel I.D. #07-048900.0000 / Tax Map #02-24-100-003  
Tax Parcel I.D. #07-049300.0000 / Tax Map #02-24-300-003

Prior Instrument Reference: Official Record Volume 123, Page 1001, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated this 29<sup>th</sup> day of September, 2017.

Schumm Farms, Inc.

By: John C. Schumm  
John C. Schumm, its President

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, a notary public in and for said County and State, personally appeared the above named **John C. Schumm, President of Schumm Farms, Inc., an Ohio corporation**, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 29<sup>th</sup> day of September, A.D. 2017.

Jeffrey P. Knapke  
Notary Public for Ohio  
My Commission: INDEFINITE

**SEAL**  
**Jeffrey P. Knapke-Attorney at Law**  
**Notary Public-State of Ohio**  
**My Commission has no expiration date**  
**Section 147.03 R.C.**