

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 16 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 16 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 682.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
S. S. Satt 11/16/17  
Deputy Aud. Date

Ohio Warranty Deed

## KNOW ALL MEN BY THESE PRESENTS

*THAT NANCY BOECKMAN, an Unmarried Adult, the GRANTOR, in consideration of*  
*One and No/100 (\$1.00) Dollar and Other Valuable Considerations to her paid by*  
*BENNETT F. TRISEL AND MOLLIE S. TRISEL, Husband and Wife, for their joint lives,*  
*the remainder to the survivor of them, the GRANTEES, whose address is 4806 County*  
*Road 219 A, Celina, Ohio 45822, the receipt whereof is hereby acknowledged, do hereby*  
*Grant, Bargain, Sell and Convey to the said BENNETT F. TRISEL AND MOLLIE S.*  
*TRISEL, Husband and Wife, for their joint lives, the remainder to the survivor of them, the*  
*GRANTEES, the following described Real Estate situate in the Township of Franklin,*  
*County of Mercer, and State of Ohio, to-wit:*

*Being a parcel of land situated in the South one half of the Northeast Quarter of Section*  
*Twenty-nine (29), Town Six (6), Range Three (3) East, of Franklin Township, Mercer*  
*County, Ohio, and more particularly described as follows:*

*Commencing for reference at a corner stone at the center of the aforesaid Section Twenty-*  
*nine (29); thence North 00° 15' West along the West line of the Northeast Quarter of said*  
*Section Twenty-nine (29) a distance of Four Hundred Forty-one and Sixty-seven*  
*Hundredths feet (441.67') to a railroad spike which is the PLACE OF BEGINNING for the*  
*parcel herein conveyed; thence North 89° 45' East a distance of One Hundred Eighty-three*  
*feet (183') to a point; thence South 00° 15' East a distance of One Hundred and Ninety-*  
*nine Hundredths feet (100.99') to a point; thence South 89° 45' West a distance of One*  
*Hundred Eighty-three feet (183') to a point; thence North 00° 15' West a distance of One*  
*Hundred and Ninety-nine hundredths feet (100.99) to the PLACE OF BEGINNING.*

*Containing Forty-two Hundredths (0.42) acre of land, more or less.*

*Subject to all legal highways and easements of record. The West line of the Northeast*  
*Quarter of Section Twenty-nine (29) was assumed to bear North 00° 15' West.*

*ALSO: Being a parcel of land situated in the South one half of the Northeast Quarter of*  
*Section Twenty-nine (29), Town Six (6) South, Range Three (3) East, of Franklin*  
*Township, Mercer County, Ohio, and more particularly described as follows:*

*Commencing for reference at a corner stone at the center of the aforesaid Section Twenty-nine (29); thence North 00° 15' West along the West line of the Northeast Quarter of said Section Twenty-nine (29) a distance of Four Hundred Forty-one and Sixty-seven Hundredths feet (441.67') to a railroad spike which is the PLACE OF BEGINNING for the parcel herein conveyed; thence continuing North 00° 15' West along the last described line a distance of One Hundred Nineteen and One Hundredth feet (119.01') to a point; thence North 89° 45' East a distance of One Hundred Eighty-three feet (183') to a point; thence South 00° 15' East a distance of One Hundred Nineteen and One Hundredth feet (119.01') to a point; thence South 89° 45' West a distance of One hundred Eighty-three feet (183') to the place of beginning.*

***Containing one-half (1/2) acre of land, more or less, subject to all legal highways and easements of record.***

*The West line of the Northeast Quarter (1/4) of Section Twenty-nine (29) was assumed to bear North 00° 15' West with all other bearings calculated from actual angles turned in the field.*

*Subject to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations and easements of record, if any, and to zoning restrictions which have been imposed thereon, if any.*

***Parcel No. 09-117400.0100  
Tax Map No. 09-29-200-004***

*Last Transfer: Instrument No. 201500002731 of Mercer County, Ohio*

***and all the Estate, Title and Interest of said GRANTOR in and to the said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, forever.***

***And the said GRANTOR does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered; and Further, that she will Defend the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be prorated to the date of closing.***

***IN WITNESS WHEREOF, the said NANCY BOECKMAN, an Unmarried Adult, the GRANTOR, has hereunto set her hand this 16th day of November, in the year of our Lord two thousand and seventeen.***

  
NANCY BOECKMAN

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

***Be it Remembered, That on this 16th day of November, in the year of our***

*Lord two thousand and seventeen, before me, a subscriber, a Notary Public in and for said county, personally came NANCY BOECKMAN, an Unmarried Adult, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.*

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



**ELIJAH ZAMUDIO**  
Notary Public, State of Ohio  
My Commission Expires  
October 1, 2019

*E. Zamudio*  
Notary Public

*No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.*

*This Instrument Prepared By:* **Shaun A. Putman, Attorney at Law**  
**PUTMAN LAW OFFICES, LLC**  
*111 East Main Street, Suite 105*  
*Van Wert, Ohio 45891*  
*Telephone: 419-238-2200*