

TRANSFERRED

FEB 01 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 2246.60
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Ke 2-1-18
Deputy Acad. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 01 2018

MERCER COUNTY
TAX MAP DEPARTMENT

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Milton L. Miller, Executor of the Estate of Zella Olive Miller, (Mercer County Probate Court Case No. 20161228)**, pursuant to the power to sell set forth in the Last Will and Testament, grants with fiduciary covenants, to **Gary L. Miesse, Trustee of the Gary L. Miesse Trust, (undivided 1/4 interest), Jan R. Miesse, Trustee of the Jan R. Miesse Trust, (undivided 1/4 interest), Craig R. Miesse, Trustee of the Craig R. Miesse Trust, (undivided 1/4 interest), and Pamela P. Miesse, Trustee of the Pamela P. Miesse Trust, (undivided 1/4 interest)**, whose tax mailing address is c/o Gary L. Miesse, 6327 Howick Road, Celina, Ohio 45822, the following described real property:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED TRACT:

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

Being located in the Southwest Quarter of Section 20, Center Township, Town 5 South, Range 3 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found in a Monument Box at the West Quarter Post of Section 20, marking the **TRUE POINT OF BEGINNING**;

thence South 88°36'46" East along the North line of the Southwest Quarter of said Section 20, a distance of one thousand nine hundred eighty and twenty-nine hundredths feet (1980.29') to an Iron Pin Set;

thence South 01°04'52" West a distance of one thousand seven hundred seventy-two and twenty-seven hundredths feet (1772.27') to an Iron Pin Set;

thence South 88°36'46" East a distance of six hundred seventy-three and zero hundredths feet (673.00') to a Mag Nail Set, passing an Iron Pin Set at 643.00';

thence South 01°04'52" West along the East line of the Southwest Quarter of Section 20 and the approximate centerline of Celina-Mendon Road, a distance of eight hundred seventy-eight and thirty-five hundredths feet (878.35') to an Iron Pin Found in a Monument Box, marking the South Quarter Post of said Section 20;

thence North 88°42'19" West along the South line of the Southwest Quarter of

Section 20 and the approximate centerline of Howick Road, a distance of two thousand six hundred sixty-three and seventy-six hundredths feet (2663.76') to an Iron Pin Found in a Monument Box, marking the Southwest Corner of said Section 20;

thence North 01°18'27" East along the West line of the Southwest Quarter of Section 20 and the approximate centerline of Stose Road, a distance of one thousand three hundred thirty-six and ninety-eight hundredths feet (1336.98') to a Mag Nail Set;

thence South 88°58'38" East along the South line of a tract as recorded in Volume 282 Page 631, a distance of three hundred eighty and forty hundredths feet (380.40') to an Iron Pin Set, passing an Iron Pin Set at 20.00';

thence North 01°18'27" East along the East line of a tract as recorded in Volume 282 Page 631, Volume 319 Page 362 and Official Record 143 Page 2045, a distance of three hundred thirteen and fifty hundredths feet (313.50') to an Iron Pin Found;

thence continuing North 01°18'27" East a distance of two hundred fifty-nine and seven hundredths feet (259.07') to an Iron Pin Set;

thence North 88°58'38" West a distance of three hundred eighty and forty hundredths feet (380.40') to a Mag Nail Set, passing an Iron Pin Set at 360.40';

thence North 01°18'27" East along the West line of the Southwest Quarter of Section 20 and the approximate centerline of Stose Road, a distance of seven hundred forty-five and thirty-four hundredths feet (745.34') to the **TRUE POINT OF BEGINNING**, containing **129.517 Acres** of land more or less.

Said tract being 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 November of 2017 and is on filed with the Mercer County Engineers Office.

Prior Instrument Reference: Deed Volume 301, Page 865

Tax Parcel Number: ^{Parent} 06-046400.0000

^{Split} Parcel # 06-046400.0300

Tax Map Number: 06-20-300-002


Map # 06-20-300-004

This conveyance is subject to the restriction that Grantees shall be prohibited from conducting commercial livestock or poultry operations on the premises, with such restrictions to run with the land and be binding upon the Grantees' successors and assigns.

The Grantor herein agrees to pay the January and July, 2018, installments of real estate taxes and assessments, and the Grantees agree to assume and pay the January, 2019, installment of real estate taxes and assessments, and all those due and payable thereafter.

Milton L. Miller, as Executor of the Estate of Zella Olive Miller, has hereunto set his hand on the day and year set forth in the acknowledgment.

ZELLA OLIVE MILLER ESTATE

By: 
Milton L. Miller, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Milton L. Miller, Executor of the Zella Olive Miller Estate**, 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 31st day of January, 2018.

SEAL


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

This instrument prepared by: **PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)**
113 East Market Street, P.O. Box 404
Celina, OH 45822