

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 15 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 15 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 4096.40  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 2/15/18  
Deputy Aud. Date

**DEED OF TRUSTEE**

KNOW ALL MEN BY THESE PRESENTS that STEVEN R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust uad the 18th day of November, 2009, as amended, Grantor, by the power conferred by such Trust Agreement and every other power for One Dollar (\$1.00) and other good and valuable considerations paid, grants with fiduciary covenants to NICHOLAS D. HOMAN and ELIZABETH A. HOMAN, husband and wife, for their joint lives, remainder to the survivor of them, whose address is 580 Lock Two Road, New Bremen, Ohio 45869, the following real property:

see Exhibit "A" attached hereto and  
incorporated herein by this reference

and all the Estate, Right, Title and Interest of the said Grantor 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 STEVEN R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust uad the 18th day of November, 2009, as amended, on this 15<sup>th</sup> day of FEBRUARY, 2018.

OMER R. KLOSTERMAN TRUST uad the 18<sup>th</sup> day  
of November, 2009, as amended

*[Signature]* Trustee  
By: STEVEN R. KLOSTERMAN, Trustee

STATE OF OHIO                    )  
  )SS:  
COUNTY OF Auglaize        )

Before me, a Notary Public in and for said County and State, personally appeared the above-named STEVEN R. KLOSTERMAN, Trustee of the Omer R. Klosterman Trust uad the 18th day of November, 2009, as amended, and acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed as Trustee of said Trust on this 15<sup>th</sup> day of FEBRUARY, 2018.



ZACH G. FERRALL  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

*[Signature]*  
NOTARY PUBLIC

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).

**Exhibit "A"**

Situate in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

The West half of the Southeast quarter of Section 28, Town 6 South, Range 3 East, containing 80 acres of land.

**LESS AND EXCEPT:**

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the southeast quarter of Section 28, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at a Monument Box at the center of said Section 28;

thence S 88° 44' 40" E, 454.47 feet along the north line of the southeast quarter of said Section 28 and also being the centerline of County Road 219A to a Mag nail set as the Point of Beginning;

thence continuing S 88° 44' 40" E, 413.83 feet along the last described line to a Mag nail set;

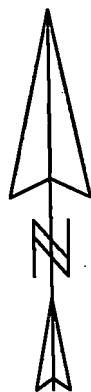
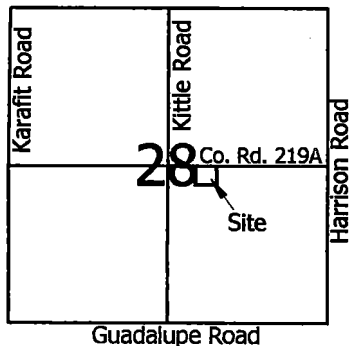
thence S 01° 15' 20" W, 315.78 feet and passing through an iron pin with cap set at 29.92 feet to an iron pin with cap set;

thence N 88° 44' 40" W, 413.83 feet to an iron pin with cap set;

thence N 01° 15' 20" E, 315.78 feet and passing through an iron pin with cap set at 284.87 feet to the Point of Beginning, containing 3.000 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 29, 2017, on file in the County Tax Map Office.

Parcel ID Number: 09-117000.0100 (77 acres)  
Map ID Number: 09-28-400-005  
Prior Reference: Mercer County Instrument Number 200900007681



Scale: 1" = 100'



### Legend:

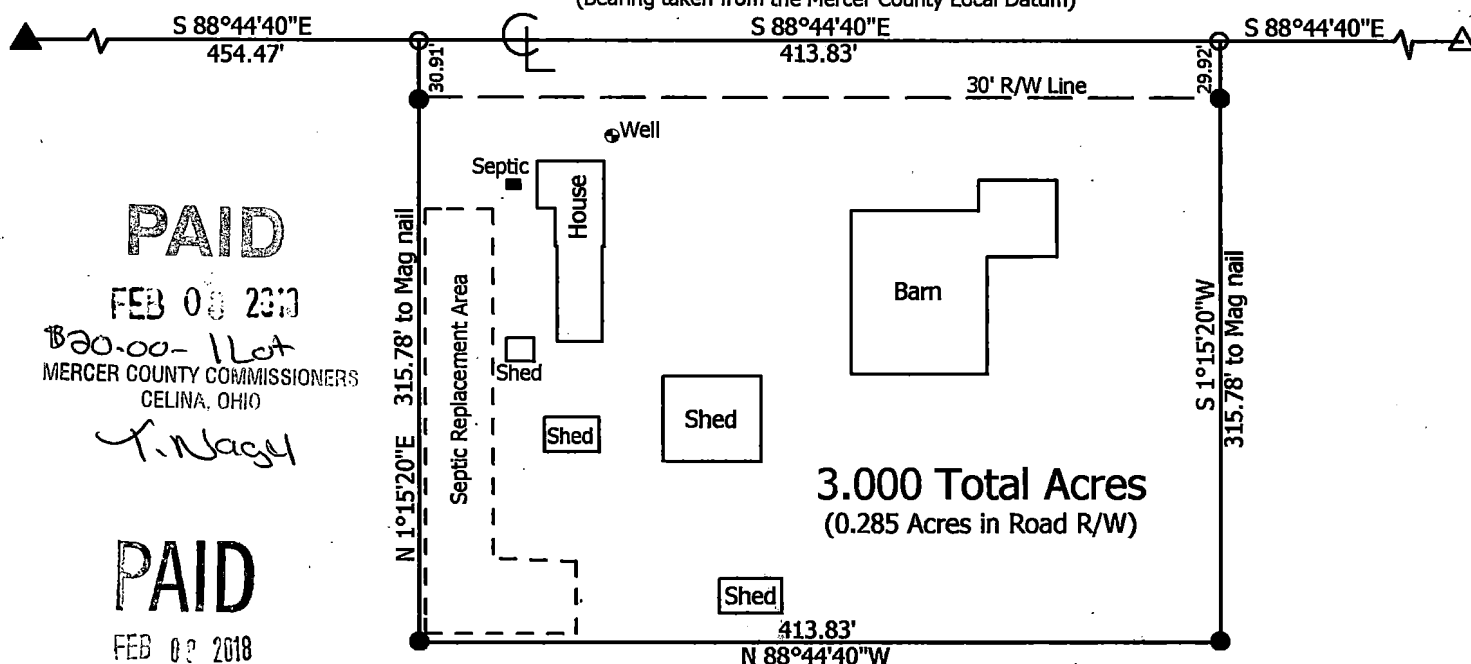
- ▲ Monument Box @ the center of Section 28
- △ Monument Box @ E1/4 post of Section 28
- Mag nail set
- 5/8" X 30" Iron pin w/cap set

*1 Lot*  
**MINOR SUBDIVISION**

*Curtis 2/9/18*  
Approved No Plat Required  
For A Major Subdivision

### County Road 219A (60' R/W)

(Bearing taken from the Mercer County Local Datum)



**PAID**

FEB 08 2018

820.00- 1 Lot  
MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

*T. Nagel*

**PAID**

FEB 02 2018

Mercer Co. Health Dept.

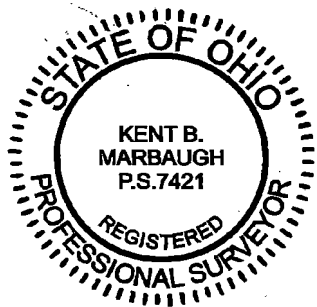
Omer Klosterman  
Inst. # 200900007681

### Marbaugh Land Surveying

1901 Carolina Court  
Celina, Ohio 45822  
(419) 586-4293

*Kent Marbaugh*

Kent B. Marbaugh P.S.7421



### Klosterman Survey

(7300 County Road 219A)

State of: Ohio County: Mercer  
Township: Franklin Sec: 28 Town: 6S Range: 3E  
City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
Deed Ref: Inst. # 200900007681 Date Surveyed: 11-29-17  
Approvals: \_\_\_\_\_  
Agency: Board of Health Township Zoning Inspector: \_\_\_\_\_ County Engineer: Baron Mueller  
Date: 2-8-18 1-30-2018

*09-14(28)*