

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 03 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 03 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 3815⁰⁰
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 5-3-18
Deputy Aud. Date

LIMITED LIABILITY COMPANY DEED

KNOWN ALL MEN BY THESE PRESENTS, THAT, E.L.M. INVESTMENTS, LLC, an Indiana limited liability company ("Grantor") whose tax mailing address is 5133 Forest Grove Drive, Fort Wayne, Allen County, Indiana, does GIVE, GRANT, BARGAIN, SELL and CONVEY, with general warranty covenants, an undivided one-half (1/2) interest to **LANCE M. BRANSTETER AND JENILEE S. BRANSTETER**, as Co-Trustees, or their Successors in Trust, under The Bransteter Family Living trust dated January 6, 2018, c/o James and Kathleen Bransteter, 8212 Linn Road, Celina, Ohio 45822, AND an undivided one-half (1/2) interest to **JAMES E. BRANSTETER AND KATHLEEN S. BRANSTETER**, Husband and Wife, ("Grantees") whose address is 8212 Linn Road Celina, Ohio 45822, all of which to be conveyed to them as tenants in common,* in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantors interest in the following described real estate in Mercer County, in the State of Ohio:

*remainder to the joint and survivor of them

See Attachment "A" Attached hereto and Incorporated herein

Property Address: 82.927 Acres
Parcel Number: 01-040700.0000
Map Number: 01-31-100-001
Prior Recording: Volume OR-147, Page 2160, Volume OR-206, Page 1596,
Instrument No. 200800003083, Mercer County Ohio
Recorder's Office

Subject to all real estate taxes and assessments due and payable.

Subject to all conditions, easements, restrictions and limitations of record, as well as all applicable zoning ordinances.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or the terms of the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a

imited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary Company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th day of April, 2018.

E.L.M. INVESTMENTS, LLC

By: Myron Myers
Myron Myers, Member

E.L.M. INVESTMENTS, LLC

By: Cherie Farrell
Cherie Farrell, Personal Representative
of the estate of Norman Myers, Member

STATE OF OHIO

COUNTY OF Van Wert SS:

Be it remembered, That on this 30th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Myron Myers, a Member of E.L.M. INVESTMENTS, LLC, whose name is subscribed to and which executed the foregoing instrument, and for and on behalf of himself, acknowledged the signing and execution of said instrument; and that the signing and execution of said instrument is his free and voluntary act and deed, for the uses and purposes in said instrument mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 30th day of April, 2018.

My Commission Expires:



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

Aaron M. Baker

Notary Public

Printed:

County of Residence: Van Wert

STATE OF OHIO

COUNTY OF Van Wert §§:

Be it remembered, That on this 30th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cherie Farrell, Personal Representative of the Estate of Norman Myers, a Member of E.L.M. INVESTMENTS, LLC, whose name is subscribed to and which executed the foregoing instrument, and for and on behalf of himself, acknowledged the signing and execution of said instrument; and that the signing and execution of said instrument is his free and voluntary act and deed, for the uses and purposes in said instrument mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 30th day of April, 2018.

My Commission Expires:

N/A

Aaron M. Baker

Notary Public

Printed:

County of Residence: Van Wert

This Instrument Prepared by: Cherie K. Farrell, 6319 Arnel Avenue, Fort Wayne, IN 46835



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

Attachment "A"
Legal Description

Situated in the Northwest Quarter Section 31, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, being all of a 82.5 acre tract as described in Official Record Volume 147, Page 2160, of said County Deed Records and being more particularly described as follows;

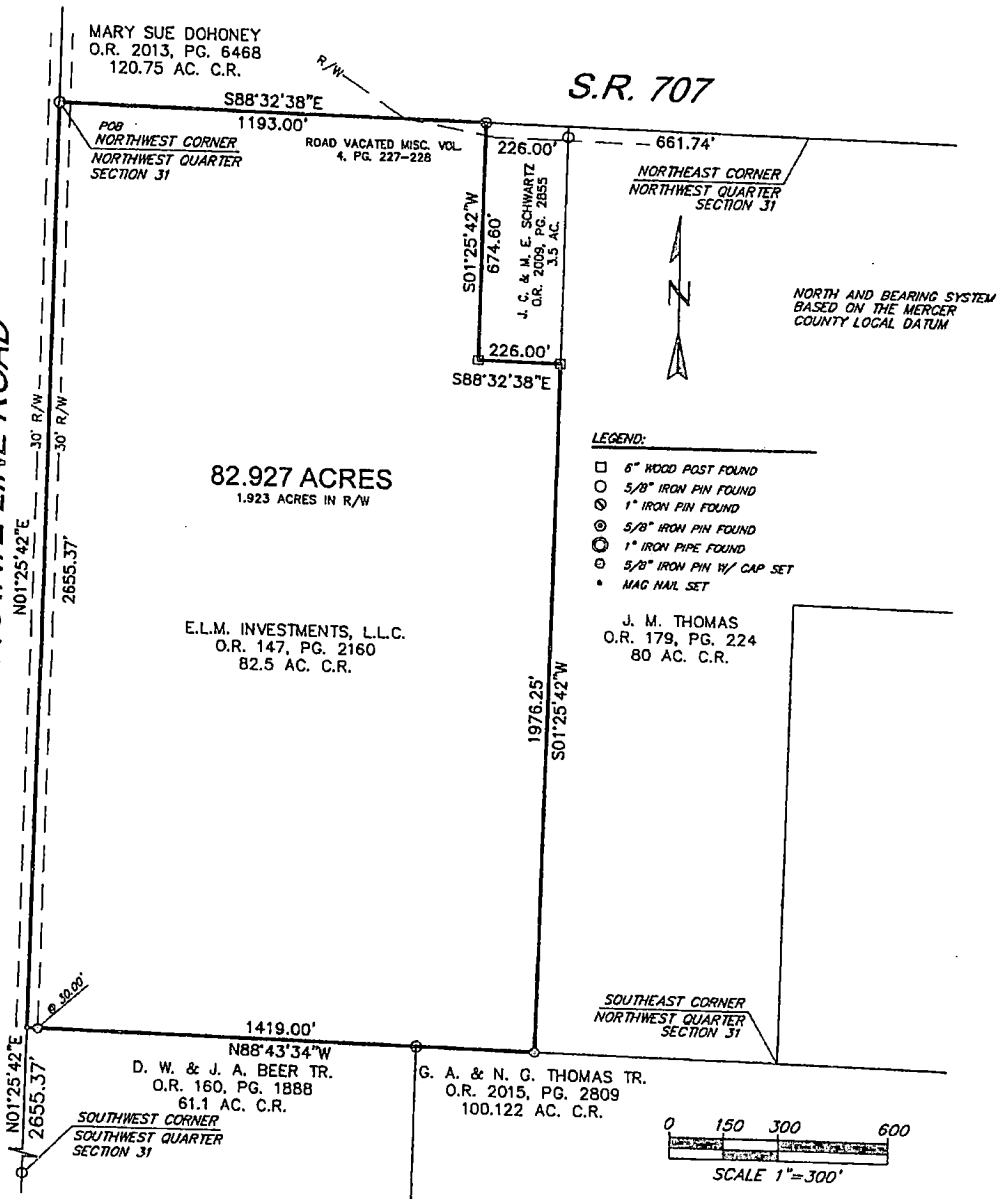
Beginning at the northwest corner of said Northwest Quarter, being a 5/8" iron pin found; Thence along the northerly line of said northwest quarter, S.88°32'38"E., a distance of 1193.00 feet to a 5/8" iron pin found at the northwest corner of a 3.5 acre tract as described in Official Record Volume 2009, Page 2855; Thence running along said 3.5 acre tract on the following two (2) courses and distances: 1. S.01°25'42"W., a distance of 674.60 feet to a 6" wood post found; 2. S.88°32'38"E., a distance of 226.00 feet to a 6" wood post found; Thence along the easterly line of said 82.5 acre tract, S.01°25'42"W., a distance of 1976.25 feet to a 5/8" iron pin set at the southeast corner of said 82.5 acre tract; Thence on the south line of said tract, N.88°43'34"W., a distance of 1419.00 feet to a mag nail set in the west line of said northwest quarter, passing a 5/8" iron pin set at 1389.00 feet; Thence along said west line, N.01°25'42"E., a distance of 2655.37 feet to the Point of Beginning: Containing 82.927 acres, more or less, over which 1.829 acre are in the right of way of Ohio Indiana State Line Road and 0.094 acre are in S.R. 707 and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in March of 2018.

PLAT OF SURVEY
FOR
E.L.M. INVESTMENTS, L.L.C.

SITUATED IN:
THE NW 1/4, SECTION 31
TOWN 4 S. RANGE 1 E.,
BLACKCREEK TOWNSHIP,
MERCER COUNTY, OHIO

OHIO INDIANA STATE LINE ROAD



**HOWBERT
SURVEYING, L.L.C.**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 43044
PH 419-682-1003

DATE: 1/26/18	REV:
CLIENT: ELM INVESTMENTS	SCALE: 1" = 300'
JOB #: 10-01-18	CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
MARCH 21, 2018



NOTES:
FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.