

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 23 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 23 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 455<sup>00</sup>  
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 5-23-18  
Deputy Aud. Date

## FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that **James L. Gibson and Debra K. Gibson, as Trustees of the James L. Gibson and Debra K. Gibson Trust under agreement dated the 12<sup>th</sup> day of December, 2013**, grant with fiduciary covenants and in compliance of the terms of said Trust, to **Carl L. Swander and Nila L. Swander, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 808 S. Main Street, Rockford, Ohio 45882, the following described real property:

Situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Situated in the Village of Rockford, Mercer County, Ohio, and being part of the Conrail Railroad right-of-way lying South of Walnut Street (U.S. Highway #33) and East of Main Street (State Highway #118) and being more particularly described as follows:

Commencing at a railroad spike on the centerline of U.S. Highway #33 (Walnut Street), said railroad spike being at Station 323+14.19 O.D.O.T. R/W plans;

thence South 01°28' 06" West 348.54 feet to a point;

thence South 01° 25' 01" West 9.60 feet to an iron pin;

thence South 00° 50' 05" West 99.00 feet to an iron pin;

thence South 00° 18' 54" East 115.51 feet to an iron pin;

thence South 01° 45' 27" East 153.94 feet to an iron pin;

thence South 03° 03' 50" East 90.15 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence South 04° 01' 51" East 90.25 feet to an iron pin;

thence North 89° 44' 40" West 30.10 feet to a point at the Southeast corner of the tract as described in Deed Book 260, Page 693;

thence in a Northerly direction curving to the right with a radius of 5374.75 feet to an arc distance of 90.26 feet, said arc having a chord North 04° 00' 25" West 90.26 feet along the East line of said tract to a point;

thence South 89° 44' 40" East 30.07 feet to the point of beginning **containing 0.061 acres**, more or less, and being subject to all easements of record.

This description was prepared from an actual survey completed in June, 1985, by Richard T. Mote, R.S. #5552.

**ALSO:** Being a part of Out-Lot Forty-one (41) to the Village of Rockford, Ohio, and beginning at a point located at the Southwest corner of Lot Three Hundred Fifty-nine (359) in Cale Frysinger's Second Addition to the Village of Rockford, Ohio, as the same appears upon the recorded plat thereof, and which point is designated by a wooden stake; thence West 31.55 feet to a point in the center of State Route #118; thence South at a right angle to the South line of Lot Three Hundred Fifty-nine (359) and in the center of said State Route #118 a distance of 210.5 feet to a point, which is the point of beginning for the tract of real estate herein conveyed; thence South and in the center of State Route #118 a distance of ninety (90) feet to a point; thence East and at right angle to State Route #118 to the West right-of-way line of the New York Central Railroad; thence in a Northerly direction and following the West right-of-way line of the New York Central Railroad to a point that is directly East of the

point of beginning and which is the Southeast point of the Ethel VanFleet real estate;  
thence West to the point of beginning in the center of State Route #118.

Subject to all legal highways easements and restrictions of record.

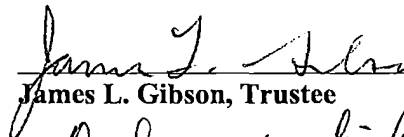
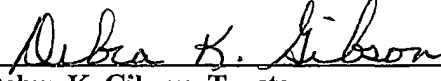
Prior Instrument Reference: Instrument No. 201300007154

Tax Parcel Number: 08-062400.0000

Tax Map Number: 02-16-357-010

The Grantors and Grantees herein agree that real estate taxes and assessments shall be prorated to the date of closing.

**James L. Gibson and Debra K. Gibson, as Trustees of the James L. Gibson and Debra K. Gibson Trust under agreement dated the 12<sup>th</sup> day of December, 2013, have hereunto set their hands on the date set forth in the acknowledgment.**

  
James L. Gibson, Trustee  
  
Debra K. Gibson, Trustee

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **James L. Gibson and Debra K. Gibson, as Trustees of the James L. Gibson and Debra K. Gibson Trust under agreement dated the 12<sup>th</sup> day of December, 2013**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this 23<sup>rd</sup> day of May, 2018.

  
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

SEAL

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