

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 28 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 28 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 252.40
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
S. Grapner 6/28/18
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MICHAEL D. HICKERSON** and **JANET D. HICKERSON**, "GRANTORS", Husband and Wife, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by **MO-G FARMS, LLC**, an **Ohio Limited Liability Company**, "GRANTEE" whose tax mailing address is 4399 Wintergreen Dr., Lima, Ohio 45805, does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, in the following described real property:

See Exhibit A Attached Hereto

Prior reference: Volume 268, Page 819 of the Mercer County Deed Records

Parent: Tax #16-019700.0100

Split: Tax #16-019700.0102

Map #13-21-300-016

Map #13-21-300-018

Parcel Address: Fox Rd., Ft. Recovery, OH 45846

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee forever.

Grantors does for themselves and their heirs covenant with said Grantee, or successor Trustees, that at and until the ensealing of these presents they were well seized of the above described premises, as a good and indefeasible estate in Fee Simple, and had good right to bargain and sell the same in the manner and form as above written; and that the same are free from all encumbrances whatsoever except as above provided, and Grantors will Warrant and Defend the premises, with the appurtenances thereunto belonging, to the Grantee, or successor Trustees forever, against all lawful claims and demands of all persons whomsoever.

I **JANET D. HICKERSON**, spouse of **MICHAEL D. HICKERSON**, and I **MICHAEL D. HICKERSON**, spouse of **JANET D. HICKERSON** release all right of dower therein.

EXECUTED the said Grantor has hereunto set her hand on this 25th day of May, 2018

Michael D. Hickerson
MICHAEL D. HICKERSON

Janet D. Hickerson
JANET D. HICKERSON

STATE OF OHIO)
) SS
COUNTY OF Mercer)

Be it remembered, that on this 25th day May, 2018, before me, the subscriber, a Notary Public in and for said county, personally came the above named Grantors, **MICHAEL D. HICKERSON and JANET D. HICKERSON**, and acknowledged the signing of the foregoing instrument to be their voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.


NOTARY PUBLIC-STATE OF OHIO

SEAL

Marcia Kay Staugler, Notary Public
In and for the State of Ohio
My commission expires June 4, 2021

EXHIBIT

A

2 PAGES

PAID

MAR 12 2019

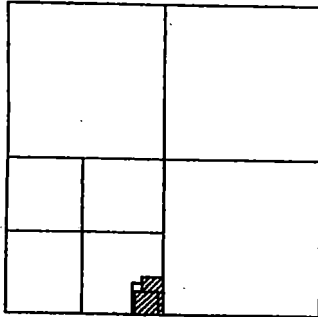
PAID

MAR 12 2019

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

Mercer Co. Health Dept.

LOCATION SKETCH



SECTION 21

LEGEND

- = IRON BAR IN MON. BOX FOUND.
- = 5/8 INCH IRON BAR FOUND.
- ✱ = RAILROAD SPIKE FOUND.
- = 5/8 INCH IRON BAR SET.
- ⊙ = MAG NAIL SET.

COR. STONE @
CENTER - SEC. 21

Tract One
Approved by the Mercer
County Regional Planning
Commission; no plat
required under
R.C. 711.133
Call 3/13/18

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED
UNDER MY SUPERVISION, AS DATED HEREIN.

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764

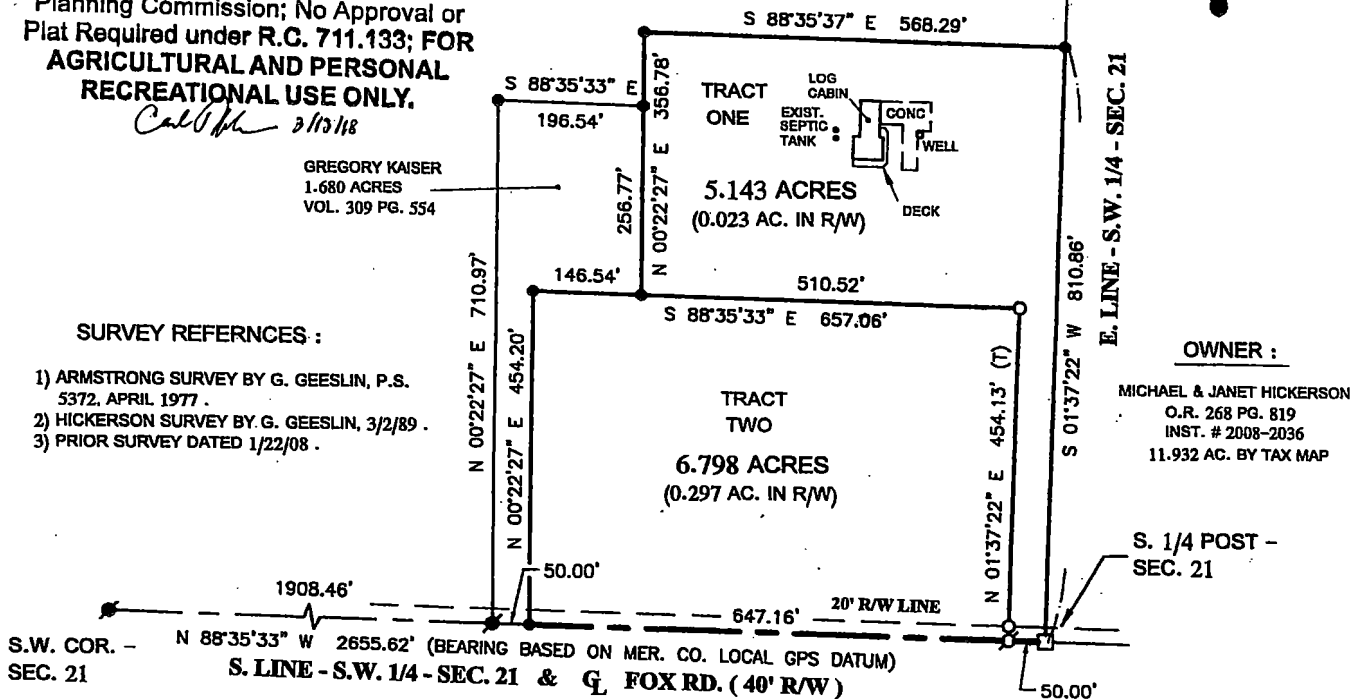
WENNING FARMS LLC
26.379 ACRES
INST. # 2013-0012

Tract Two
Approved by Mercer County Regional
Planning Commission; No Approval or
Plat Required under R.C. 711.133; FOR
AGRICULTURAL AND PERSONAL
RECREATIONAL USE ONLY.
Call 3/13/18

GREGORY KAISER
1.680 ACRES
VOL. 309 PG. 554

SURVEY REFERENCES :

- 1) ARMSTRONG SURVEY BY G. GEESLIN, P.S.
5372, APRIL 1977 .
- 2) HICKERSON SURVEY BY G. GEESLIN, 3/2/89 .
- 3) PRIOR SURVEY DATED 1/22/08 .



HICKERSON SURVEY

PART OF THE S.E. 1/4 - S.W. 1/4 - SECTION 21, TOWN 15 NORTH, RANGE 1 EAST,
(GIBSON TOWNSHIP), MERCER COUNTY, OHIO .

JANUARY 22, 2018



SCALE 1" = 200'

GEESLIN
LAND SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

PHONE: (419)678-7233
geeslinsurveying@gmail.com



PERMANENT
PARCEL No.

Part of: _____ Sec. _____ T. _____ R. _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Retained: _____ Acres

Deed References:

APPROVALS:

AGENCY:

DATE:

Board of Health

Township Zoning Officer

Mercer County Engineer

Now held 3-9-18
2-27-18

January 22, 2018

HICKERSON SURVEY DESCRIPTION (TRACT TWO)

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the southeast quarter of the southwest quarter of Section 21, Township 15 North, Range 1 East. Being more particularly described as follows :

Commencing for reference at an iron bar in a monument box found at the South Quarter Post of said Section 21 -

Thence, North 88°35'33" West, along the south line of the southwest quarter of said Section 21 and the centerline of Fox Road, a distance of 50.00 feet to a Mag nail set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, North 88°35'33" West, along the last described line, a distance of 647.16 feet to a 5/8 inch iron bar found -

Thence, North 00°22'27" East, a distance of 454.20 feet to a 5/8 inch iron bar found -

Thence, South 88°35'33" East, a distance of 657.06 feet to a 5/8 inch iron bar set -

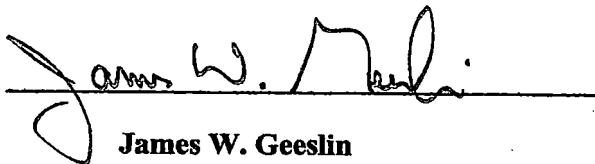
Thence, South 01°37'22" West, a distance of 454.13 feet to the place of beginning.

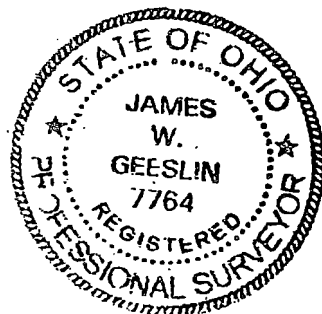
Containing 6.798 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated January 22, 2018. On file in the County Engineer's Office.

Surveyed by


James W. Geeslin
P.S. 7764



**GEESLIN
LAND SURVEYING**

525 S. SECOND ST.
COLDWATER, OHIO 45828

PHONE: (419)678-7233
geeslinsurveying@gmail.com

PERMANENT
PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township _____

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Retained: _____ Acres

Deed References: _____

APPROVALS:

AGENCY:

Board of Health

Township Zoning Officer

County Engineer

DATE:



3-9-18