

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


JUL 30 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 30 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 2274.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 7/30/18
Deputy Auditor

WARRANTY DEED*

(statutory form)

Know All Men By These Presents, that **Hall Family Limited Partnership**, an Ohio Limited Partnership, Grantor, for valuable consideration paid, grants with general warranty covenants, to **MKL Farms, LLC**, Grantee, whose tax mailing address is 8398 Celina-Mendon Road, Celina, OH 45822, the following described real estate:

PARCELS 1 & 2

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

Beginning at a point Twenty-six and Two-thirds ($26\frac{2}{3}$) rods North of the Southeast corner of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Five (5) South, Range Three (3) East, in Center Township, Mercer County, Ohio; thence West Sixty (60) rods; thence North Twenty-six and Two-thirds ($26\frac{2}{3}$) rods; thence East Sixty (60) rods; thence South Twenty-six and Two-thirds ($26\frac{2}{3}$) rods to the Place of Beginning, containing **Ten (10) acres** of land, more or less.

ALSO:

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Five (5) South, Range Three (3) East, in Center Township, Mercer County, Ohio, containing **Forty (40) acres**, more or less.

ALSO:

Commencing at the Southeast corner of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Five (5) South, Range Three (3) East, in Center Township, Mercer County, Ohio; thence West Sixty (60) rods; thence North Twenty-six and Two-thirds ($26\frac{2}{3}$) rods; thence East Sixty (60) rods; thence South Twenty-six and Two-thirds ($26\frac{2}{3}$) rods to the Place of Beginning, containing **Ten (10) acres**, more or less.

ALSO:

Beginning at the Northeast corner of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Five (5) South, Range Three (3) East, in Center Township, Mercer County, Ohio; thence running West Sixty (60) rods; thence South Twenty-six and Two-thirds ($26\frac{2}{3}$) rods; thence East Sixty (60) rods; thence North Twenty-six and Two-thirds ($26\frac{2}{3}$) rods to the Place of Beginning, containing **Ten (10) acres**, more or less.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

A Two (2) acre tract out of the above described premises conveyed to Adolph E. Friedly by Warranty Deed dated November 8, 1948, recorded in Record of Deeds Volume 161, Page 57, in the Recorder's Office of Mercer County, Ohio. Said exception more particularly described as follows, to-wit:

Commencing at a point Sixty (60) rods West of the Northeast corner of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Town Five (5) South, Range Three (3) East, in Center Township, Mercer County, Ohio; thence South One Hundred Eighty-two and Eight Hundred Thirty-three Thousandths (182.833) feet; thence East Four Hundred Seventy-six and Five Tenths (476.5) feet; thence North One Hundred Eighty-two and Eight Hundred Thirty-three Thousandths (182.833) feet; thence West Four Hundred Seventy-six and Five Tenths (476.5) feet to the Place of Beginning, containing in said exception, **Two (2) acres**, more or less.

ALSO LESS ANE EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

Commencing for reference at the corner stone at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-five (25); thence West along the North line of said Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25) and the centerline of Howick Road, a distance of Nine Hundred Ninety (990.00) feet to a railroad spike at the Northwest corner of a Two (2.00) acre tract of land conveyed to Edwin E. Jr. and Tonita J. Springer by Deed recorded in Deed Volume 273, Page 761; thence South $00^{\circ} 10'$ West, along said Springer's West line, a distance of One Hundred Eighty-two and Eighty-three Hundredths (182.83) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar at the Southwest corner thereof. Said point being the Place of Beginning for the parcel to be conveyed by this instrument; thence, continuing South $00^{\circ} 10'$ West, a distance of Three (3.00) feet to a point; thence East a distance of Four Hundred Sixty-six and Fifty Hundredths (476.50) feet to a point; thence North $00^{\circ} 10'$ East, a distance of Three (3.00) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar at said Springer's Southeast corner; thence West along said Springer's South line, a distance of Four Hundred Seventy-six and Fifty Hundredths (476.50) feet to the Place of Beginning, containing **Thirty-three Thousandths (0.033) of an acre** of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of Springer's original Two (2.00) acres by Gordon L. Geeslin, Registered Surveyor No. 5372, dated December, 1979, on file in the County Engineer's Office.

Containing after said exceptions, **Sixty-seven and Nine Hundred Sixty-seven Thousandths (67.967) acres** of land, more or less, subject to all easements of record imposed thereon and all legal highways.

Parcel ID#: 06-55100.0000	Tax Map #: 06-25-200-001
Parcel ID#: 06-55600.0000	Tax Map #: 06-25-100-005

Property known as: 0 Harris Road & 0 Howick Road, Celina, Ohio 45822

(Prior Instrument References: OR Volume 20, Page 881, Mercer County Recorder's Office.)

Grantor shall pay the installment of real estate taxes due in July 2018. Grantee shall be responsible for real estate taxes hereafter due and payable commencing with the January 2019 installment thereof.

Executed this 26th day of July, 2018.

Hall Family Limited Partnership
an Ohio Partnership

By: [Signature]
Jerold L. Hall
Successor General Partner

State of Ohio

County of AUGLAIZE ^{S:}

Before me, a Notary Public in and for said county, personally appeared the above named **Hall Family Limited Partnership**, an Ohio Limited Partnership, by **Jerold L. Hall**, its Successor General Partner, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said partnership, and the free act and deed of him personally and as such general partner.

In Testimony Whereof, I have hereunto set my hand and official seal at St. Marys, Ohio, this 26th day of May, 2018.

[Signature]
Notary Public



KRAIG E. NOBLE
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This Instrument prepared by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

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