

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 16 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 16 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1137.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

RS 11/16/2018  
Deputy Aud. Date

## GENERAL WARRANTY DEED

**D & J FARMS, INC.**, an Ohio corporation, ("Grantor"), for valuable consideration paid to it by **SRK HOLDINGS, LLC.**, an Ohio corporation ("Grantee"), grants with general warranty covenants to said Grantee, its successors and assigns forever, the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Tax Mailing Address: 6691 US 127, Celina, OH 45822

Prior Instrument Reference: Volume 170 Page 731, Mercer County, Ohio Records.

Auditor's Parcel Number: Part of Parcel No. 02-014600.300

<sup>0306</sup>  
~~08-25-400-018~~

~~SPLIT #~~ 02-014600.0300  
08-25-400-022

**D & J Farms, Inc.**, an Ohio corporation, has executed this Deed this 22<sup>nd</sup> day of October, 2018.

GRANTOR:

D & J FARMS, INC., an Ohio corporation

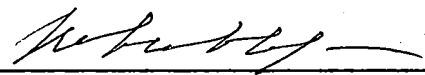
By: 

Name: J. DOUGLAS HERTEL

Its: Treasurer

STATE OF VIRGINIA                    )  
                                                  : SS:  
COUNTY OF Fairfax                    )

The foregoing instrument was acknowledged before me this 22 day of October, 2018 by J. DOUGLAS HERTEL, Treasurer of D & J FARMS, INC., an Ohio corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:  
Earl J. Rice  
Diller & Rice, LLC  
124 E. Main Street  
Van Wert, Ohio 45891-1725  
(419) 238-5064



—Please do not print or mark below this line—

**EXHIBIT A**  
**LEGAL DESCRIPTIONS**

**TRACT ONE:**

Being a part of the East Half of Section 25, Town-6-South, Range-2-East, Butler Township, Mercer County, Ohio and more particularly described as follows:

Commencing for reference at a mag-nail (found) at the southeast corner of the southeast quarter of Section 25 and the legal centerline of U.S. Route 127;

thence, N 01° 26' 40" E along the east line of Section 25 and the legal centerline of U.S. 127 for a distance of 1299.10 feet to a p-k nail (found) at the centerline intersection of U.S. Route 127 and State Route 219;

thence, S 79° 54' 07" W along the centerline of State Route 219 for a distance of 235.48 feet to a mag-nail (found)

Thence, along the centerline of State Route 219 on a curve which is concave to the north, having a central angle which measures 04° 15' 04", a radius which measures 5,729.58 feet, a chord which bears S 82° 02' 19" W and a chord which measures 425.00 feet for a total arc length of 425.10 feet to a mag-nail (found), said nail being the POINT OF BEGINNING for the tract herein described;

Thence, continuing along the aforesaid centerline on a curve to the right, having a central angle which measures 03° 16' 16", a radius which measures 5,729.58 feet a chord which bears S 85° 47' 59" W and a chord which measures 327.08 feet for a total arc length of 327.12 feet to a mag-nail (found);

Thence, S 87° 25' 57" W for a distance of 359.89 feet to a mag-nail (found);

Thence, N 01° 21' 37" E (passing into the northeast quarter of Section 25 at a distance of 181.79 feet) for a total distance of 1506.31 feet to the northwest corner of the northeast quarter of the northeast quarter of Section 25 (said point referenced by a 5/8" re-rod w/cap found bearing N 54° 21' 03" W of and 15.73 feet from said point;

Thence, S 89° 14' 23" E along the north line of the northeast quarter of the northeast quarter of Section 25 for a distance of 686.83 feet to a 5/8" re-rod w/cap (found);

Thence, S 01° 26' 50" W (passing through the north right-of-way line of SR 219 at a distance of 1375.77 feet) for a total distance of 1457.16 feet to the POINT OF BEGINNING, **containing therein 23.374 acres, (20,850 acres in the northeast quarter and 2.524 acres in the southeast quarter) of which 1.217 acres is road right-of-way.**

Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #4723-3 dated December 6, 2010 and corrected September 16, 2014.

**TRACT TWO:**

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the east half of Section 25, Township 6 South, Range 2 East, and being part of a 7.551 acre tract of land described in deed to D & J Farms, Inc., of record in Instrument 201500005810, record of the Recorder's Office, Mercer County, Ohio, and being more particularly described as follows:

Commencing for reference at a Mag nail found at the southeast corner of said Section 25;

Thence, North  $01^{\circ} 26' 50''$  East, along the east line of the southeast quarter of said Section 25 and the centerline of U.S. Route 127, a distance of 1299.10 feet to a Mag nail found at the centerline intersection of State Route 219;

Thence, South  $79^{\circ} 54' 34''$  West, along the centerline of State Route 219, a distance of 235.48 feet to a Mag nail found at the point of curvature of a curve to the right having a central angle of  $7^{\circ} 31' 20''$  and a radius of 5729.58 feet;

Thence, southwesterly, along the centerline of State Route 219 and said curve to the right, an arc distance of 364.59 feet to a Mag nail set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument. The chord to the last described call bears South  $81^{\circ} 44' 00''$  West a distance of 364.52 feet;

Thence, continuing, southwesterly, along the centerline of State Route 219 and said curve to the right, an arc distance of 60.53 feet to a Mag nail found. The chord to the last described call bears South  $83^{\circ} 51' 32''$  West a distance of 60.53 feet;

Thence, North  $01^{\circ} 26' 51''$  East, passing through a 5/8 inch iron bar set at 80.66 feet, a total distance of 555.83 feet to a 5/8 inch iron bar found;

Thence, South  $89^{\circ} 14' 23''$  East, a distance of 60.00 feet to a 5/8 inch iron bar set;

Thence, South  $01^{\circ} 26' 51''$  West, passing through a 5/8 inch iron bar set at 467.78 feet, a total distance of 548.56 feet to the place of beginning.

Containing 0.761 acre 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 September 12, 2018. On file in the County Engineer's Office.

