

# TRANSFERRED

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 30 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

NOV 30 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

## DEED OF FIDUCIARY

Statutory Form  
(R.C. Sec. 5302.09)

Exemption paragraph, conveyance Fee 1474<sup>90</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 11-30-18  
Deputy Aud. Date

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### KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID EYINK and TERRY EYINK, Co-Executors of the Mary Etta Eyink Estate, Deceased, by the power conferred by ITEM III of the Last Will and Testament of Mary Etta Eyink and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

**Donald G. Herman, Trustee of the Donald G. Herman  
Revocable Living Trust dated June 19, 2014**

whose TAX MAILING ADDRESS is 1059 Sylvan Road, Lancaster, Pennsylvania 17601, the following real property:

TRACT 1:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the southwest quarter of Section 20, Township 6 South, Range 3 East, Being more particularly described as follows:

Commencing at a Monument box at the south quarter post of said Section 20, being the Point of Beginning;

thence N 88° 22' 05" W, 1,263.36 feet along the south line of the southwest quarter of said Section 20 to an iron pin with cap set;

thence N 01° 07' 37" E, 194.53 feet to an iron pin found;

thence N 02° 20' 48" E, 406.96 feet to a point;

thence S 88° 59' 10" E, 125.75 feet and passing through an iron pin found at 0.64 feet to an iron pin found;

thence N 02° 25' 47" E, 165.16 feet and passing through an iron pin found at 160.03 feet to a point;

thence S 89° 00' 40" E, 1,129.06 feet along the south right-of-way line of Bruce Road to a Mag nail found;

thence S 01° 24' 51" W, 780.63 feet along the east line of the southwest quarter of said Section 20 and also being the centerline of State Route 219 to the Point of Beginning, containing 21.911 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 25, 2017, on file in the County Tax Map Office.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the southwest quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at a Monument box at the south quarter post of said Section 20;

Thence N 01° 24' 51" E, 780.63 feet along the east line of the southwest quarter of said Section 20 and also being the centerline of State Route 219 to a Mag nail found;

Thence N 89° 00' 40" W, 1,129.06 feet along the south right-of-way line of Bruce Road to a point;

Thence S 02° 25' 47" W, 165.16 feet and passing through an iron pin found at 5.13 feet to an iron pin found, being the Point of Beginning;

Thence continuing S 02° 25' 47" W, 40.00 feet to an iron pin with cap set;

Thence N 88° 59' 12" W, 125.69 feet to an iron pin with cap set;

Thence N 02° 20' 48" E, 40.00 feet to a point;

Thence S 88° 59' 10" E, 125.75 feet and passing through an iron pin found at 0.64 feet to the Point of Beginning, containing 0.115 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated June 4, 2018, on file in the County Tax Map Office.

Containing after said exception 21.796 acres of land, more or less.

Tax Parcel I.D. #09-062000.0000 / Tax Map #09-20-377-001

**TRACT 2:**

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the northwest quarter of Section 29, Township 6 South, Range 3 East, Being more particularly described as follows:

Commencing at a Monument box at the north quarter post of said Section 29, being the Point of Beginning;

thence S 01° 15' 07" W, 380.58 feet along the east line of the northwest quarter of said Section 29 and also being the centerline of State Route 219 to a Mag nail set;

thence N 88° 36' 15" W, 224.25 feet and passing through an iron pin with cap set at 24.87 feet to an iron pin with cap set;

thence S 01° 15' 07" W, 194.25 feet and passing through an iron pin with cap set at 181.19 feet to a point;

thence N 88° 36' 15" W, 1,087.56 feet along the north right-of-way line of Nagy Drive to an iron pipe found;

thence N 01° 06' 33" E, 524.93 feet along the east line of Nagy Subdivision to an iron pin with cap set;

thence S 88° 36' 18" E, 49.91 feet to an iron pin with cap set;

thence N 01° 07' 27" E, 55.05 feet to an iron pin with cap set;

thence S 88° 22' 15" E, 1,263.36 feet along the north line of the northwest quarter of said Section 29 to the Point of Beginning, containing 16.338 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated July 1, 2017, on file in the County Tax Map Office.

Containing in Tract 1 and Tract 2, 38.134 acres of land, more or less.

Tax Parcel I.D. #09-118100.0000 / Tax Map #09-29-126-002

**PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORD VOLUME 1, PAGE 641**, Mercer County, Ohio, Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: November 29, 2018

**ESTATE OF MARY ETTA EYINK,  
Deceased**

By: *David Eyink*  
DAVID EYINK, Co-Executor

By: *Terry Eyink*  
TERRY EYINK, Co-Executor

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**THE STATE OF OHIO, COUNTY OF MERCER:**

**BE IT REMEMBERED** that on this 29th day of <sup>November</sup> ~~December~~, 2018, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above-named **DAVID EYINK and TERRY EYINK, Co-Executors of the Mary Etta Eyink Estate**, 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.



**SHELLY J. BILLS**  
Notary Public, State of Ohio  
My Commission Expires  
March 10, 2022  
Recorded in Mercer County

*Shelly J. Bills*  
Notary Public for State of Ohio  
My Commission: