

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 10 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 10 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 1165.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 12/10/18
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Nancy L. Schwieterman, a married woman, for valuable consideration, paid, grants, with general warranty covenants, to

S & D Pork Farms LLC, an Ohio Limited Liability Company

whose tax mailing address is 6018 Hasis Road, Celina, Ohio 45822, the following real property:

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

Being a tract of land in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-five (25), Town Four (4) South, Range Two (2) East, and more particularly described as follows:

Beginning at point "A", the North quarter post of Section Twenty-five (25); thence South 0° 0' along the half section line One Thousand Three Hundred Eleven (1,311) feet to a point "B" set on the center line of U.S. Route 127; thence North 89° 53' West, One Thousand Three Hundred Thirty (1,330) feet to point "C" passing through iron pipes set Thirty (30) feet West of point "B" and Five and Thirty-three Hundredths (5.33) feet East of point "C"; thence North 0° 0' One Thousand Three Hundred Eleven (1,311) feet to a point "D"; thence South 89° 53' East, One Thousand Three Hundred Thirty (1,330) feet along the North line of Section Twenty-five (25) to the point of beginning, passing through an iron pipe set at Twenty-four (24) feet East of point "D".

Bearings are magnetic. This tract contains Forty (40) acres of land more or less, subject to the right of way of U.S. Highway on the East.

SAVE AND EXCEPT THE FOLLOWING:

The following described tract of land is part of the Northwest Quarter of Section 25, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and is more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 25, Dublin Township, and in the intersection of the centerlines of State Route 707 and State Route 127 (O.D.O.T Sta. 1175+42.42).

Thence S 00° 15' 00" W along the centerline of State Route 127 and the East line of the Northwest Quarter of Section 25, a distance of 268.81 feet to a Mag Nail set, which is the PLACE OF BEGINNING for the tract of land herein described;

Thence continuing S 00° 15' 00" W along the above described line, a distance of 298.03 feet to a Mag Nail set;

Thence S 89° 58' 48" W a distance of 584.64 feet to a 5/8 inch dia. iron pin set, passing thru a 5/8 inch dia. iron pin set for reference 50.00 feet in the West right of way line of State Route 127;

Thence N 00° 15' 00" E parallel to the centerline of State Route 127, a distance of 298.03 feet to a 5/8 inch dia. iron pin set;

Thence N 89° 58' 48" E a distance of 584.64 feet to the Mag Nail, passing thru a 5/8 inch dia. iron pin for reference at 534.64 feet in the West right of way line of Route 127, said Mag nail was the TRUE PLACE OF BEGINNING.

Containing in all 4.00 acres of which 0.342 has been dedicated for highway purposes. The above described tract of land is subject to all restrictions, easements, and reservations, if any, of record or in use on said premises.

Basis of bearings is per O.D.O.T. R/w plans for State Route 127, centerline being N 00° 15' 00" (MER-127-21.06). This plat and description was prepared from an actual field survey by John W. Jauert Professional Surveyor No. 6920, in November 2005. Containing after said exception 36.00 acres of land, more or less, subject to all legal highways and easements of record imposed thereon.

Minor Subdivision recorded in Official Record Volume 208, Page 2462, Mercer County Official Records.

Tax Parcel I.D. #07-049900.0100 / Tax Map #02-25-100-005

Prior Instrument Reference: Instrument #201300006464, Mercer County 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.

And for valuable consideration **Nancy L. Schwieterman, a married woman, and Dale Schwieterman, her husband**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of dower in the above described premises.

Dated: 12-7-2018

Nancy L. Schwieterman
Nancy L. Schwieterman
Dale Schwieterman
Dale Schwieterman

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Nancy L. Schwieterman, a married woman, and Dale Schwieterman, her husband**, 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 official seal at Celina, Mercer County, Ohio, this 7 day of DECEMBER, A.D. 2018:



Steven J Schmidt
Notary Public- State of Ohio
My Commission Expires June 2, 2019

Steven J. Schmidt
Notary Public for Ohio
My Commission Expires: