

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 24 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 24 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 1551.60  
The Grantor and Grantee of this deed have  
compiled with the provisions of R.C. Sec. 319,  
202 Randall E. Grapner Mercer County Auditor.  
*[Signature]* 1/24/19  
Deputy Asst. Date

OHIO WARRANTY DEED

That the Grantors, **Valerie Petitt and Amos Eugene Petitt**, wife and husband, and **Elease N. Kreischer and Michael L. Kreischer**, wife and husband, for valuable consideration paid, grant, with general warranty covenants, to the Grantee, **T & L Feasel Farms, Inc.**, whose tax mailing address is 11550 N. Meridian St., Ste. 235, Carmel, IN 46032, the following real property:

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

PARCEL I

Situated in the Southeast Quarter Section 5, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, being part of the west half of the said southeast quarter as described in Instrument Number 201800002410, of said County Deed Records and being more particularly described as follows;

Commencing at the southwest corner of said Southeast Quarter of said Section 5, being a mag nail found;

Thence along the south line of said southeast quarter, S.88°38'44"E., a distance of 893.81 feet to a mag nail found at the southeast corner of a 5.00 acre tract as described in Instrument Number 201800002410, being the **Principal Point of Beginning**;

Thence running along the east line of said 5.00 acre tract, N.01°21'16"E., a distance of 626.65 feet to a 5/8" iron pin set at the northeast corner of said 5.00 acre tract;

Thence on a new division line, S.88°38'44"E., a distance of 450.15 feet to a mag nail set in the east line of the west half of the southeast quarter of said Section 5;

Thence along said east line, S.01°29'59"W., a distance of 626.65 feet to a mag nail set at the southeast corner of said west half;

Thence on the south line said southeast quarter, N.88°37'44"W., a distance of 448.56 feet to the **Point of Beginning**;

Containing 6.464 acres, more or less, and having 0.624 acre are in the right of way of Winkler Road and Dudgeon Road and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in September of 2018. The bearing system is based on the Mercer County Local Datum.

Last transfer of record appears at Instrument #201800002410, of the Mercer County Recorder's Official Records.

PARENT PARCEL NO. 01-005600-0000 PARENT TAX MAP NO. 01-05-400-001  
ADD-TO PARCEL NO. 01-005600.0100 ADD-TO TAX MAP NO. 01-05-400-003

PARCEL II

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section 5, T-4-S, R-1-E, Blackcreek Township, Mercer County, Ohio; thence N 90° 00' 00" E, along the South line of said Quarter, Five Hundred Forty-six and 14/100 (546.14) feet to a mag nail for the place of beginning; thence N 00° 00' 00" E, Six Hundred Twenty-six and 65/100 (626.65) feet to an iron rod; thence N 90° 00' 00" E, Three Hundred Forty-seven and 56/100 (347.56) feet to an iron rod; thence S 00° 00' 00" W, Six Hundred Twenty-six and 65/100 (626.65) feet to a mag nail on the South line of said Quarter; thence S 90° 00' 00" W, along said South line, Three Hundred Forty-seven and 56/100 (347.56) feet to the place of beginning.

Containing 5.000 acres more or less and being part of the Southeast Quarter of Section 5, Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also the centerline of Winkler Road) and was assumed to be N 90° 00' 00" E for this survey.

Said tract is subject to the following easement reserved by Grantor, on behalf of himself, his heirs, successors and assigns:

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section 5, T-4-S, R-1-E, Blackcreek Township, Mercer County, Ohio; thence N 90° 00' 00" E, along the South line of said Quarter, Five Hundred Forty-six and 14/100 (546.14) feet to a mag nail for the place of beginning; thence N 00° 00' 00" E, Six Hundred Twenty-six and 65/100 (626.65) feet to an iron rod; thence N 90° 00' 00" E, Thirty and 00/100 (30.00) feet to point; thence S 00° 00' 00" W, Six Hundred Twenty-six and 65/100 (626.65) feet to a point on the South line of said Quarter; thence S 90° 00' 00" W, along said South line, Thirty and 00/100 (30.00) feet to the place of beginning.

Containing 0.432 acres more or less and being part of the Southeast Quarter of Section 5, Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also the centerline of Winkler Road)

and was assumed to be N 90° 00' 00" E for this survey.

Reference is made to a survey by Warren L. Foy, Registered Surveyor #S-6381, dated June 4, 2007.

Last transfer of record appears at Instrument #201800002410, of the Mercer County Recorder's Official Records.

PARCEL NO. 01-005600-0100

TAX MAP NO. 01-05-400-003

All real estate taxes and assessments shall be pro-rated to the date of closing.

The Grantors, Valerie Petitt and Amos Eugene Petitt, wife and husband, and Elease N. Kreischer and Michael L. Kreischer, wife and husband, hereby release all rights of dower herein.

Witness our hands this <sup>14th</sup>  
24th day of January, 2019.

Valerie Petitt  
Valerie Petitt

Amos Eugene Petitt  
Amos Eugene Petitt

Elease N. Kreischer  
Elease N. Kreischer

Michael L. Kreischer  
Michael L. Kreischer

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Valerie Petitt and Amos Eugene Petitt, wife and 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 hereto set my hand and official seal at Celina, Ohio, this <sup>14th</sup>  
24th day of January, 2019.



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

Shelly J. Bills  
Notary Public

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Elease N. Kreischer and Michael L. Kreischer, wife and 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 hereto set my hand and official seal at Celina, Ohio, this <sup>14th</sup>  
24th day of January, 2019.

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822  
Without benefit of title search

Shelly J. Bills  
Notary Public



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