

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 18 2019

MERCER COUNTY
TAX MAP DEPARTMENT

SURVEY REQUIRED
NEXT TRANSFER

MAR 18 2019

MERCER COUNTY
TAX MAP DEPARTMENT
Tract 3

TRANSFERRED

MAR 18 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 10,678⁵⁰
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 3-18-19
Deputy Aud. Date

CORPORATION WARRANTY DEED

HEMMELGARN AND SONS, INC. aka HEMMELGARN & SONS, INC., an Ohio corporation, organized under the laws of the State of Ohio, for valuable consideration paid, grant with general warranty covenants to **COOPER FARMS, INC.**, an Ohio corporation, whose tax mailing address is P.O. Box 339, Fort Recovery, OH 45846, the following real property:

TRACT 1:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and known as:

Being a parcel of land out of the Southeast quarter of the Southwest quarter of Section 5, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the South quarter post of Section 5, Town 7 South, Range 2 East, thence North along the North-South quarter section line a distance 275 feet to point of beginning of the parcel herein conveyed; thence West a distance of 125 feet to a point; thence North a distance of 310 feet to a point; thence East a distance of 125 feet to a point on the North-South quarter section line; thence South on and along the North-South quarter section line a distance of 310 feet to the point of beginning, containing 0.89 acres of land, more or less.

AND

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the East half of the Southwest quarter of Section 5, Township 7 South, Range 2 East. Being more particularly described as follows:

Beginning at a Mag nail at the South quarter post of said Section 5; thence North 88°48'42" West, along the South line of the Southwest quarter of said Section 5 and the centerline of Philothea Road, a distance of 125.00 feet to a Mag nail; thence North 01°55'15" East, a distance of 275.00 feet to a 5/8 inch iron bar at the Southwest corner of a 0.89 acres parcel of land conveyed to Hemmelgarn and Sons by deed recorded at Deed Volume 221, Page 172; thence South 88°48'24" East, a distance of 125.00 feet to a point at the southeast corner of said 0.89 acres parcel of land; thence South 01°55'15" West, along the North-South half section line of said Section 5, a distance of 275.00 feet to the place of beginning. Containing 0.789 acre of land, more or less.

Parcel Number: 03-052800.0000

Map Number: 11-05-300-005

TRACT 2:

Situated in the unincorporated Village of Philothea, Township of Butler, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Two Hundred (200.00) feet in uniform width off of the South end of Lot Thirteen (13), being located within the unincorporated Village of Philothea, as shown on the Original Plat as recorded in Deed Book 1, Page 24.

Parcel Number: 03-055200.0000

Map Number: 11-05-454-003

TRACT 3:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and bounded and described as follows:

Beginning at the South quarter post of Section five (5), Butler Township, Town Seven (7) South, Range Two (2) East, in the Village of Philothea, Mercer County, Ohio; thence North along the North-South half-section line a distance of two hundred (200.0) feet to an iron pipe; thence East parallel to the South line of Section five (5), a distance of twenty-six (26.0) feet to the place of beginning; thence continuing East along said line, a distance of sixty-seven and five-tenths (67.5) feet to an iron pipe; thence North parallel to the North-South half-section line a distance of eighty-four (84) feet; thence East parallel to the South line of Section five (5), a distance of eighty-two and five-tenths (82.5) feet to an iron pipe; thence North parallel to the North-South half-section line, a distance of one hundred twelve (112.0) feet to an iron pipe; thence West parallel to the South line of Section five (5), a distance of one hundred fifty (150.0) feet; thence South, parallel to the North-South half-section, a distance of two hundred (200.0) feet to the place of beginning. Containing 0.310 acres in Lot #13 and 0.212 acres in Lot #14.

Parcel Number: 03-055300.0000

Map Number: 11-05-454-002

TRACT 4:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and known as:

A parcel of land located in the Village of Philothea, Section Five (5), Butler Township, Town Seven (7) South, Range Two (2) East, Mercer County, Ohio:

Being Lot Number Fifteen (15) in said Village as shown on the recorded plat thereof. LESS AND EXCEPT a strip of uniform width off the South end of said Lot #15 of Two Hundred and Twenty (220) feet.

Parcel Number: 03-055700.0000

Map Number: 11-05-454-006

TRACT 5:

Situated in the Village of Philothea, Township of Butler, County of Mercer, and State of Ohio:

Being the South part of Lot Number Fifteen (15) in the Village of Philothea, as the same is shown on the recorded plat thereof, and more particularly described as follows:

Commencing for the same at the Southwest corner of said Lot Number Fifteen (15); thence East 82 1/2 feet along the South line of said lot; thence North 220 feet parallel with the East line of said lot; thence West 82 1/2 feet to the West line of said lot; thence South 220 feet to the place of beginning.

ALSO

Being part of Lot Number Sixteen (16) in the Village of Philothea, as the same is shown on the recorded plat thereof, and more particularly described as follows:

Beginning at the Southwest corner of Lot #16 aforesaid; thence North two hundred twenty (220) feet along the West line of said Lot; thence East seven and one-half (7 1/2) feet to a point; thence South two hundred twenty (220) feet to the South line of said Lot; thence West along the South of said Lot, seven and one-half (7 1/2) feet to the place of beginning.

Parcel Number: 03-055800.0000

Map Number: 11-05-454-007

TRACT 6:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and known as:

A parcel of land located in the Village of Philothea, Section Five (5), Butler Township, Town Seven (7) South, Range Two (2) East, Mercer County, Ohio:

Being Lot Number Sixteen (16) in said Village as shown on the recorded plat thereof. LESS AND EXCEPT a tract out of the Southwest corner thereof, said exception being described as follows: Commencing at the Southwest corner of said Lot #16; thence North Two Hundred and Twenty (220) feet to a point; thence East Seven and one-half (7-1/2) feet;

thence South Two Hundred Twenty (220) feet to the South line of said lot; thence West Seven and one-half (7-1/2) feet to the place of beginning.

Parcel Numbers: 03-055900.0000

Map Number: 11-05-454-008

TRACT 7:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and known as:

A parcel of land located in the Village of Philothea, Section Five (5), Butler Township, Town Seven (7) South, Range Two (2) East, Mercer County, Ohio:

And being Lot Numbered Seventeen (17) in said Village as shown on the recorded plat thereof.

Parcel Numbers: 03-056100.0000

Map Number: 11-05-454-009

TRACT 8:

Situated in Section 8, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, and further described as follows:

Beginning at the north quarter post of Section 8, Town 7 South, Range 2 East, Butler Township, said point being defined by a spike found over a stone on the centerline of the Philothea Road, formerly known as the Bremen Road; Thence east along the north line of Section 8, also being the centerline of the Philothea Road, Sixty-nine (69.00) feet to a spike found; Thence south 00° 24' 00" west, one hundred (100.00) feet to a point and passing thru iron pins found at twenty (20.00) feet, thirty (30.00) feet and ninety-six (96.00) feet; Thence west, sixty-nine (69.00) feet to an iron pin set; Thence north 00° 24' 00" east, one hundred (100.00) feet to the place of beginning.

The afore described parcel contains one hundred fifty-eight thousandths (0.158) acres, more or less.

Parcel Number: 03-062400.0000

Map Number: 11-08-200-001

TRACT 9:

Situated in the Township of Butler, County of Mercer, and State of Ohio, and bounded and described as follows:

Two Hundred Eighty-four (284) feet of uniform depth off the South end of Lot Number Fourteen (14) in the Unincorporated Village of Philothea, Ohio, as the same appears upon the recorded plat thereof.

Parcel Number: 03-055600.0000

Map Number: 11-05-454-005

TRACT 10:

Situated in the Village of Philothea, County of Mercer, and State of Ohio, to-wit:

Being Lot Number Eighteen (18) of the Original Plat of the Unincorporated Village of Philothea, Ohio, as same is set forth on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio.

Parcel Number: 03-056200.0000

Map Number: 11-05-454-010

TRACT 11:

Situated in the unincorporated Village of Philothea, Township of Butler, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Two Hundred Sixty-four (264.00) feet of uniform width off of the North end of Lots Numbered Thirteen (13) and Fourteen (14).

Parcel Number: 03-055400.0000

Map Number: 11-05-454-001

TRACT 12:

Situated in the Village of Philothea, County of Mercer and State of Ohio, to-wit:

Being Lot Number Nineteen (19) in the Village of Philothea, Township of Butler, Mercer County, Ohio.

Parcel Number: 03-056300.0000

Map Number: 11-05-454-011

Subject to the rights-of-way of West Street and Linzee Street.

This deed is given pursuant to a resolution of the Board of Directors dated 12/28/18, which remains in full force and effect.

Executed this 18th day of March, 2019.

HEMMELGARN AND SONS, INC. aka
HEMMELGARN & SONS, INC., an Ohio corporation

Ronald L. Gross
BY: RONALD L. GROSS

ITS: PRESIDENT

STATE OF OHIO
COUNTY OF Mercer, ss;

The foregoing instrument was acknowledged before me this 18th day of March, 2019, by **RONALD L. GROSS, PRESIDENT** of **HEMMELGARN AND SONS, INC. aka HEMMELGARN & SONS, INC.**, an Ohio corporation, on behalf of the Corporation.

Rebecca J. Kirkland
Notary Public

This instrument prepared by:
Stephen F. Hubbard, Esq.
Hubbard Law Firm, LLC
650 W. First Street
Defiance, OH 43512
Phone: 419-784-0055



REBECCA J. KIRKLAND
Notary Public, State of Ohio
My Commission Expires July 17, 2021