

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 28 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 28 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 776.00  
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 3.28.19  
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantor, **Treed, LLC, an Ohio Limited Liability Company**,  
for valuable consideration paid, grants, with general warranty covenants, to the  
Grantees, **John M. Schwieterman and Richard J. Schwieterman**, whose tax mailing  
address is 210 W. Butler St., Coldwater, OH 45828, the following real property:

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

Being a tract of land located in the Northeast quarter of the Southeast quarter of  
Section 28, Town Six (6) South, Range Two (2) East, Butler Township, Village of  
Coldwater, County of Mercer, State of Ohio, and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the  
said Section 28, Butler Township, thence West along the E-W half section line of  
Section 28, a distance of 544.00 feet, thence South parallel to the East line of Section  
28, a distance of 25.00 feet to the place of beginning; thence continuing South, parallel  
to the East line of Section 28, a distance of 150.00 feet; thence East parallel to the E-W  
half section line, a distance of 104.00 feet; thence South, parallel to the East line of  
Section 28, a distance of 341.92 feet; thence South 64° 31' West, a distance of 166.97  
feet; thence West, parallel to the E-W half section line, a distance of 28.87 feet; thence  
North parallel to the East line of Section 28, a distance of 563.76 feet; thence East,  
parallel to the E-W half section line, a distance of 75.00 feet to the place of beginning.  
Area described above contains 1.835 acres of land, more or less.

ALSO: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2  
East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of  
the 0.172 Acre Tract as described in Mercer County Deed Records Volume 302, Page  
481, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of Section 28;

Thence North 89° 23' 37" West 544.00 feet along the north line of said Quarter, said  
north line also being the centerline of Butler Street to a point;

Thence South 00° 29' 30" West 25.00 feet to an iron pin on the south right-of-way of  
said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract  
described herein;

Thence South 89° 23' 37" East 50.00 feet along said south right-of-way to an iron pin at  
the northeast corner of said 0.172 acre tract;

Thence south 00° 29' 30" West 150.00 feet along the east line of said 0.172 acre tract  
to an iron pin;

Thence North 89° 23' 37" West 50.00 feet along the north line of the 1.835 acre tract as  
described in Deed Volume 301, Page 898 to an iron pin;

Thence North 00° 29' 30" East 150.00 feet along the east line of said 1.835 acre tract to  
the point of beginning containing 0.172 acres, more or less, and being subject to all  
legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

LESS AND EXCEPT: Situated in the Southeast Quarter of Section 28, Township Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being part of the 1.835 acre tract as described in Mercer County Deed Records Volume 301, Page 898, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

Thence North 89° 23' 37" West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South 00° 29' 30" West 175.00 feet along the east line of said 1.835 acre tract to an iron pin;

Thence South 89° 23' 37" East 50.00 feet along the south line of a 0.172 acre tract as described in Deed Volume 302, Page 481 to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

Thence continuing North 89° 23' 37" East 54.00 feet along the south line of a 0.186 acre tract as described in Deed Volume 302, Page 481 to an iron pin;

Thence South 00° 29' 30" West 140.00 feet along the west line of a 1.054 acre tract as described in Volume 202, Page 481 to an iron pin;

Thence North 89° 23' 37" West 54.00 feet to a point;

Thence North 00° 29' 30" East 140.00 feet passing thru an iron pin at 5.00 feet to the point of beginning containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

Containing in all 1.84 acres of land, more or less, subject to all easements of record imposed thereon and all legal highways.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

Last transfer of record appears in Instrument#201700004766, of the Mercer County Recorder's Official Records.

PARCEL NO. 05-014900.0000

TAX MAP NO. 08-28-427-004

Real Estate taxes and assessments shall be prorated to the date of closing.

and all the estate, right, title, and interest of said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, its successors and assigns forever.

Witness my hand this 26<sup>th</sup> day of March, 2019.

Treed, LLC

By: *[Signature]* member  
Roger J. Bornhorst, Member

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Treed, LLC, an Ohio Limited Liability Company, by Roger J. Bornhorst, its Member, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as Member of such limited liability company.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 26<sup>th</sup> day of ~~October~~ MARCH, 2019.

*[Signature]*  
Notary Public

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822



DANIEL R. BROERING  
Notary Public • State of Ohio  
My Commission Expires:  
July 18, 2022