

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 **3223⁸⁰**
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

Deed of Executor

(Statutory Form O.R.C. Section 5302.09)

Glen M. Klosterman, Executor of the Estate of Helen M. Klosterman, deceased, who died testate on December 9, 2018, pursuant to the powers conferred in the Last Will and Testament of Helen M. Klosterman which was admitted to probate on December 12, 2018 in the Mercer County Probate Court, Case No. 20181215, and every other power, for good and valuable consideration paid, *Grants With Fiduciary Covenants To*

Ronald L. Schwieterman, Trustee of the Ronald L. Schwieterman Revocable Trust
uad the 23rd day of November, 1988 and

Karen K. Schwieterman, Trustee of the Karen K. Schwieterman Revocable Trust
uad the 23rd day of November, 1988

whose tax mailing address is 7345 Clover Four Road, Celina, Ohio 45822

the following described real property:

Situate in the Township of Franklin, in the County of Mercer, and State of Ohio,
bounded and described as follows:

Being the East half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, **containing Eighty (80) acres of land, more or less.**

LESS AND EXCEPT One-half (1/2) acre deeded to Dale R. Klosterman by deed recorded in Volume 205, Page 215, Deed Records of Mercer County, Ohio, and more particularly described as follows:

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

Being one-half (.50) acre, more or less, out of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, and more particularly described as follows:

Beginning at a point Three Hundred Fifty (350) feet east of the northwest corner of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East; thence south One Hundred Sixty-five (165) feet to a point; thence east One Hundred Thirty-two (132) feet to a point; thence north One Hundred Sixty-five (165) feet to a point; thence west One Hundred Thirty-two (132) feet to the point of beginning, **containing One-half (.50) acre more or less**, but subject to all legal highways.

ALSO, LESS AND EXCEPT One-half (1/2) acre deeded to Glen M. Klosterman by deed recorded in Volume 212, Page 603, Deed Records of Mercer County, Ohio, more particularly described as follows:

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

Being one-half (1/2) acre, more or less, out of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, and more particularly described as follows:

Beginning at the northeast corner of the east half of the Southeast Quarter of Section Twenty-seven (27), thence east One Hundred Thirty-two (132) feet to a point; thence south One Hundred Sixty-five (165) feet to a point; thence west One Hundred Thirty-two (132) feet to a point on the east section line; thence north on and along the east section line to the place of beginning, **containing One-half (.50) acre more or less**, but subject to all legal highways.

ALSO, LESS AND EXCEPT: Situated in the Township of Franklin, County of Mercer and State of Ohio and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the East half of the Southeast Quarter of Section 27, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a P.K. nail at the Northeast corner of the Southeast Quarter of said Section 27; thence, West, along the North line of the Southeast Quarter of said Section 27, and the centerline of Co. Rd. 219-A, a distance of Eight Hundred Ten and 53/100 (810.53) feet to a P.K. nail. Said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence, continuing, West, along the last described line, a distance of Thirty-four and 16/100 (34.16) feet to a point; thence, South, a distance of One Hundred Sixty-five (165.00) feet to a point; thence, West, a distance of One Hundred Thirty-two (132.00) feet to a point; thence, North, a distance of One Hundred Sixty-five (165.00) feet to a point; thence, West, along the North line of the Southeast Quarter of said Section 27 and the centerline of Co. Rd. 219-A, a distance of Fourteen and 65/100 (14.65) feet to a P.K. nail; thence, South, a distance of Two Hundred Seventy and 92/100 (270.92) feet to a point; thence, East, a distance of One Hundred Eighty and 81/100 (180.81) feet to a point; thence, North a distance of Two Hundred Seventy and 92/100 (270.92) feet to the Place of Beginning. **Containing 0.625 acre of land more or less.**

ALSO, LESS AND EXCEPT: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the East half of the Southeast Quarter of Section 27, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a railroad spike at the Northeast corner of the Southeast Quarter of said Section 27; thence, South 89°57'08" West, along the North line of the Southeast Quarter of said Section 27 and the centerline of County Road 219-A, a distance of 132.00 feet to a spindle. Said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence, continuing, South 89°57'08" West, along the last described line, a distance of 332.41 feet to a spindle; thence, South 00°13'51" East, a distance of 675.39 feet to a 5/8 inch iron bar; thence, North 89°57'08" East, a distance 464.41 feet to a 5/8 inch iron bar; thence, North 00°13'51" West, along the east line of the Southeast Quarter of said Section 27, a distance of 510.39 feet to a 5/8 inch iron bar; thence, South 89°57'08" West, a distance of 132.00 feet to a 5/8 inch iron bar; thence, North 00°13'51" West, a distance of 165.00 feet to the place of beginning. **Containing 6.701 acres of land more or less.**

Containing in all after said exceptions 71.674 acres, more or less.

Deed Reference: Volume 257, Page 118, Mercer County Recorder's Office.

Tax ID #09-115700.0000
Tax Map #09-27-400-004

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

IN WITNESS WHEREOF, the said **Glen M. Klosterman, Executor of the Estate of Helen M. Klosterman, deceased**, has hereunto set his hand on this 27th day of March, 2019.

Estate of Helen M. Klosterman

Glen M. Klosterman
By: Glen M. Klosterman, Executor

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 27th day of March, 2019, before me, the subscriber, a notary public in and for said State, personally came **Glen M. Klosterman, Executor of the Estate of Helen M. Klosterman, deceased**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Judy A. Koesters
Notary Public



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.