

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 10 2019


MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 10 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

<sup>1/5</sup> 1088.50  
~~Exemption paragraph~~, conveyance Fee  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 5/10/19  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Richard W. Steinbrunner and Linda M. Steinbrunner, husband and wife, of  
Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Derek S. Rindler**  
**his heirs and assigns forever**  
**whose tax mailing address is P.O. Box 91, Montezuma, Ohio 45866**

the following described real estate:

**PARCEL NO. 1** A parcel of land located in Franklin Township, Mercer County, State  
of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East and lying  
north of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat  
of same of record in the records of the Mercer County Recorder's Office and being  
more particularly described as follows:

Beginning at the Northeast corner of the aforesaid Lot No. 7 said point being in the  
West line of a parcel of land formerly belonging to Violet B. Linnemann who claims  
title by deed of record in Volume 4, Page 415 of the records of the Auditor of State,  
Columbus, Ohio; thence North 88°04'54" West, with the North line of the aforesaid  
Lot No. 7, a distance of 66.84 feet to a point on said line, said point being on the bank  
of a channel; thence leaving said line and with a line across the lands of the Grantor  
herein, and the aforesaid channel bank, the following ten (10) courses and distances:

- |                          |   |
|--------------------------|---|
| 1. North 1°02'40" West   | 18.78 feet to a point;                    |
| 2. North 24°40'01" West  | 15.41 feet to a point;                    |
| 3. North 61°30'48" West  | 24.04 feet to a point;                    |
| 4. North 74°56'09" West  | 23.17 feet to a point;                    |
| 5. North 64°23'38" West  | 47.96 feet to a point;                    |
| 6. North 54°21'25" West  | 44.25 feet to a point;                    |
| 7. North 62°05'21" West  | 91.72 feet to a point;                    |
| 8. North 47°29'34" West  | 49.10 feet to a point;                    |
| 9. North 21°47'57" West  | 23.58 feet to a point;                    |
| 10. North 51°25'12" East | 3.86 feet to a point, said point being on |
| the bank of Beaver Creek |   |

Thence continuing with the said Creek bank the following six (6) courses and distances:

- |                         |                         |
|-------------------------|-------------------------|
| 1. South 65°50'24" East | 14.43 feet to a point;  |
| 2. South 87°33'11" East | 15.59 feet to a point;  |
| 3. North 85°53'32" East | 25.32 feet to a point;  |
| 4. South 76°32'41" East | 172.86 feet to a point; |
| 5. South 63°42'22" East | 92.09 feet to a point;  |

6. South 51°50'10" East 22.82 feet to a point; to a point on the aforesaid creek bank said point being at the Northwest corner of the lands of the aforesaid Violet B. Linnemann;

Thence South 1°55'06" West, with the West line of said lands a distance of 99.61 feet to the PLACE OF BEGINNING, **containing 28071.46 square feet or 0.64443 acres of land.**

**PARCEL NO. 2** A parcel of land located in Franklin Township, Mercer County, State of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East, also being a part of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat of same in the records of the Mercer County Recorder's Office and being more particularly described as follows:

Being all of the land lying in Lot No. 7 which lies South of the following described line:

Beginning at the Northeast corner of said Lot No. 7; thence North 88°04'54" West, with the North line of said lot a distance of 66.84 feet to a point; thence South 39°10'10" West, across said lot, a distance of 41.77 feet to a point; thence North 72°34'37" West, continuing across said lot, a distance of 75.63 feet to a point, said point being in the West line of said lot, said point also being the terminus point of the line herein described, it being the intent to convey herein whatever rights of the title the State may have in and to all the land lying in Lot No. 7 which lies southerly of the afore described line **containing 11506.00 square feet or 0.26414 acres of land, conveying a total area in the combined parcels No. 1 and No. 2 of 39,577.46 square feet or 0.90857 acres of land**, not being the intent to convey title to the waters of Grand Lake St. Marys, its inlets or tributaries; subject to all rights of all legal roads, streets and easements of record.

The foregoing description is based upon a survey made in 1967 by the Jennings and Lawrence Company and a survey made by Department of Natural Resources in 1977.

Subject to any and all outstanding easements, rights, permits and rights of way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources, whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land.

**PARCEL NO. 3** Being a part of the northwest quarter of Section 29, T6S, R3E, Franklin Township, Village of Montezuma, Mercer County, Ohio as evidenced by Deed Volume 276, Page 5 and Deed Volume 274, Page 171-A, and more particularly described as follows:

Commencing for reference at a PK nail marking the location of Station 722+96.55 of the centerline of State Route 219, said point also being the Southerly extension of the westerly line of O.L. 1 of said Village; thence N 01°55'06" E along said westerly line of O.L. 1 for a distance of 253.17 feet to a 5/8" re-rod w/cap (set) and the PLACE OF BEGINNING;

Thence continuing N 01°55'06" E for a distance of 151.50 feet (151.70 feet shown on plat of survey) to a re-rod (found); thence S 51°51'10" E for a distance of 32.18 feet to a 5/8" re-rod w/cap (set); thence S 12°59'05" W for a distance of 135.19 feet to the PLACE OF BEGINNING, **containing therein 1,968 square feet more or less.**

Reference is made by a survey done by James M. Kent, Registered Surveyor No. 6792 dated August 22, 1991 on file with the Mercer County Engineer's Office.

Deed Reference: Instrument #200700001943, Mercer County Recorder's Office.

**ALSO:** Being three parcels of land situated in Franklin Township, Mercer County, Ohio in the Northwest quarter of Section 29, Township 6 South, Range 3 East. Being more particularly described as follows:

**PARCEL 1** Commencing at an Iron Pin Found marking the Northwest marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159; thence South 01°51'01" West (Basis of Bearings) along the west line of said Lot #5, a distance of thirty and forty-two hundredths feet (30.42') to a Mag Nail Found at the Southeast corner of Lot #7 of the Original Plat of the Village of Montezuma; thence North 88°08'59" West along the south line of said Lot #7, a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Found; thence North 01°51'01" East along the west line of said Lot #7, a distance of fifty-nine and forty-seven hundredths feet (59.47') to an Iron Pin Set, being the TRUE POINT OF BEGINNING; thence continuing North 01°51'01" East a distance of nine and one hundredths feet (9.01') to a point; thence South 71°12'02" East along the edge of water, a distance of eighty and seventy-two hundredths feet (80.72') to a point; thence South 39°06'05" West along the State of Ohio property line, a distance of seven and sixteen hundredths feet (7.16') to an Iron Pin Set; thence North 72°38'42" West along the State of Ohio property line, a distance of seventy-five and sixty-three hundredths feet (75.63') to the TRUE POINT OF BEGINNING, **containing 0.014 acres of land more or less.**

**PARCEL 2** Commencing at an Iron Pin Found marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159; thence South 01°51'01" West (Basis of Bearings) along the west line of said Lot #5, a distance of thirty and forty-two hundredths feet (30.42') to a Mag Nail Found at the Southeast Corner of Lot #7 of the Original Plat of the Village of Montezuma; thence North 88°08'59" West along the south line of Lot #7 of the Original Plat of Montezuma, a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Found; thence North 01°51'01" East along the west line of said Lot #7, a distance of fifty-nine and forty-seven hundredths feet (59.47') to an Iron Pin Set; thence South 72°38'42" East along the State of Ohio property line, a distance of seventy-five and sixty-three hundredths feet (75.63') to an Iron Pin Set; thence North 39°06'05" East along the State of Ohio property line, a distance of thirty-six and seventy-three hundredths feet (36.73') to an Iron Pin Set, being the TRUE POINT OF BEGINNING; thence North 68°25'47" West along the edge of water, a distance of eleven and eighty-four hundredths feet (11.84') to a point; thence North 21°04'12" East along the edge of water, a distance of twenty-eight and twenty-one hundredths feet (28.21') to a point; thence South 24°44'06" East along the State of Ohio property line, a distance of eight and eighty hundredths feet (8.80') to an Iron Pin Set; thence South 01°06'45" East along the State of Ohio property line, a distance of eighteen and seventy-eight hundredths feet (18.78') to an Iron Pin Set; thence South 39°06'05" West along the State of Ohio property line, a distance of five and four hundredths feet (5.04') to the TRUE POINT OF BEGINNING, **containing 0.006 acres of land more or less.**

**PARCEL 3** Commencing at an Iron Pin Found marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159; thence North 12°55'00" East (Basis of Bearings) along the west line of said Lot #4, a distance of one hundred thirty-five and nineteen hundredths feet (135.19') to an Iron Pin Found at the Northwest Corner of Lot #4 of said Runningbrook Subdivision, being the TRUE POINT OF BEGINNING; thence North 68°58'54" West along the State of Ohio property line, a distance of twenty-seven and forty-seven hundredths feet (27.47') to an Iron Pin Set; thence North 51°54'15" West along the State of Ohio property line, a distance of twenty-two and eighty-one hundredths feet (22.81') to an Iron Pin Set; thence North 63°46'27" West along the State of Ohio property line, a distance of ninety-two and nine hundredths feet (92.09') to an Iron Pin Set; thence

North 76°36'46" West along the State of Ohio property line, a distance of one hundred seventy-two and eighty-six hundredths feet (172.86') to an Iron Pin Set; thence South 85°49'27" West along the State of Ohio property line, a distance of twenty-five and thirty-two hundredths feet (25.32') to an Iron Pin Set; thence North 87°37'16" West along the State of Ohio property line, a distance of fifteen and fifty-nine hundredths feet (15.59') to an Iron Pin Set; thence North 65°54'29" West along the State of Ohio property line, a distance of eight and seventy-seven hundredths feet (8.77') to a point on the edge of water; thence North 76°53'28" East a distance of forty-six and ninety-two hundredths feet (46.92') to a point on the edge of water; thence South 80°04'11" East a distance of thirty-three and seventy hundredths feet (33.70') to a point on the edge of water; thence North 74°01'34" East a distance of twenty-eight and fifty-six hundredths feet (28.56') to a point on the edge of water; thence South 75°12'55" East a distance of thirty-eight and twenty-one hundredths feet (38.21') to a point on the edge of water; thence south 71°43'52" East a distance of forty and thirty-eight hundredths feet (40.38') to a point on the edge of water; thence South 70°46'29" East a distance of one hundred twelve and seventy-nine hundredths feet (112.79') to a point on the edge of water; thence South 51°44'47" East a distance of seventy-four and twenty-seven hundredths feet (74.27') to a point on the edge of water; thence South 12°55'00" West a distance of fourteen and fifty-six hundredths feet (14.56') to the TRUE POINT OF BEGINNING, **containing 0.172 acres of land more or less.**

Said tracts being subject to all highways and any other easements or restrictions of record. Descriptions based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October, 2007 and is on file with the Mercer County Engineer's Office.

Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land.

Deed Reference: Instrument #201000000868, Mercer County Recorder's Office.

**LESS AND EXCEPT:** Being a tract in the Northwest Quarter of Section 29, Franklin Township, Town 6 South, Range 3 East, Mercer County, Village of Montezuma, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159; thence North 12°55'00" East (Basis of Bearings) along the west line of said Lot #4, a distance of one hundred thirty-five and nineteen hundredths feet (135.19') to an Iron Pin Found; thence North 68°58'54" West along the State of Ohio property line, a distance of twenty-seven and forty-seven hundredths feet (27.47') to an Iron Pin Set; thence North 51°54'15" West along the State of Ohio property line, a distance of twenty-two and eighty-one hundredths feet (22.81') to an Iron Pin Set; thence North 63°46'27" West along the State of Ohio property line, a distance of ninety-two and nine hundredths feet (92.09') to an Iron Pin Set; thence North 76°36'46" West along the State of Ohio property line, a distance of one hundred seventy-two and eighty-six hundredths feet (172.86') to an Iron Pin Set; thence South 85°49'27" West along the State of Ohio property line, a distance of twenty-five and thirty-two hundredths feet (25.32') to an Iron Pin Set; thence North 87°37'16" West along the State of Ohio property line, a distance of fifteen and fifty-nine hundredths feet (15.9') to an Iron Pin Set; thence North 65°54'29" West along the State of Ohio property line, a distance of eight and seventy-seven hundredths feet (8.77') to a point on the edge of water, being the TRUE POINT OF BEGINNING; thence South 37°47'43" East along the edge of water, a distance of twenty-four and sixty-one hundredths feet (24.61') to a point; thence South 58°40'19" East along the edge of water, a distance of one hundred one and thirty hundredths feet (101.30') to a

point; thence South 54°26'08" East along the edge of water, a distance of eighty-one and forty-nine hundredths feet (81.49') to a point; thence South 27°35'42" West along the edge of water, a distance of three and sixty-two hundredths feet (3.62') to a point; thence South 62°24'18" East along the edge of water, a distance of fifty-nine and fourteen hundredths feet (59.14') to a point;

The next eight (8) calls are referenced by recorded deed and are submerged in the water.

Thence North 75°00'14" West along the State of Ohio property line, a distance of twenty-two and nineteen hundredths feet (22.19') to a point; thence North 64°27'43" West along the State of Ohio property line a distance of forty-seven and ninety-six hundredths feet (47.96') to a point; thence North 54°25'30" West along the State of Ohio property line, a distance of forty-four and twenty-five hundredths feet (44.25') to a point; thence North 62°09'26" West along the State of Ohio property line, a distance of ninety-one and seventy-two hundredths feet (91.72') to a point; thence North 47°33'39" West along the State of Ohio property line, a distance of forty-nine and ten hundredths feet (49.10') to a point; thence North 21°52'02" West along the State of Ohio property line, a distance of twenty-three and fifty-eight hundredths feet (23.58') to a point; thence North 51°21'07" East along the State of Ohio property line, a distance of three and eighty-six hundredths feet (3.86') to a point; thence South 65°54'29" East along the State of Ohio property line, a distance of five and sixty-six hundredths feet (5.66') to the TRUE POINT OF BEGINNING, **containing 0.075 acres of land more or less.**

Said tract being subject to all highways and any other easements or restrictions of record. Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in October, 2007 and is on file with the Mercer County Engineer's Office.

Tax ID #14-003850.0000

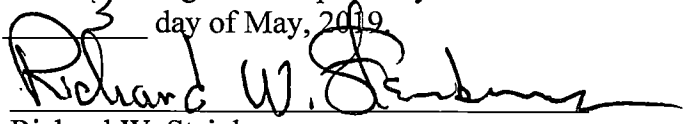
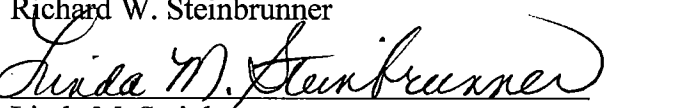
Tax Map #09-29-155-001

Deed Reference: Instrument #201300002363, Mercer County Recorder's Office.

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

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Derek S. Rindler**, his heirs and assigns forever. And the said Grantors, **Richard W. Steinbrunner and Linda M. Steinbrunner**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Richard W. Steinbrunner and Linda M. Steinbrunner, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 3 day of May, 2019

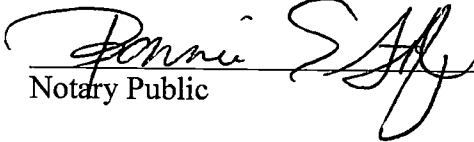
  
Richard W. Steinbrunner  
  
Linda M. Steinbrunner

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 3 day of May, 2019, before me, the subscriber, a notary public in and for said State, personally **Richard W. Steinbrunner and Linda M. Steinbrunner, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.



  
Notary Public

BONNIE E. STAUGLER  
Notary Public, State of Ohio  
My Comm. Expires Jan. 05, 2024