

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

~~Exemption paragraph~~, conveyance Fee **3581.00**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
**KS 5/10/2019**  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Janet S. Huge, a married person, Edgar D. Brandt, a married person, Carol R. Knipstein, a married person, Alan W. Brandt, a married person, and Cary P. Brandt, a married person**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **H. H. Hamrick Farms, Inc., an Ohio Corporation**, whose tax mailing address is 11844 State Route 49, Willshire, Ohio 45898, the following described real property:

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

**TRACT ONE:** Being the North One-half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), Town Four (4) South, Range One (1) East, **LESS** a parcel out of the Northeast corner 198.00 feet East and West and 192.00 feet North and South, containing approximately 79 acres after said exception.

**LESS AND EXCEPT:** Being a part of the North One-half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the Southwest corner of the North One-half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), said point being defined by a boat spike set on the intersection of Frank Road and Stetler Road centerlines; thence South 89° 23' 50" East on and along the South line of the North One-half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), also being the centerline of Frank Road, 403.32 feet to a boat spike set as the place of beginning; thence North 00° 36' 10" West, 200.83 feet to an iron pin set and passing through iron pins set at 30.00 feet and 170.83 feet; thence South 89° 23' 50" East, 255.00 feet to an iron pin set; thence South 00° 36' 10" East, 200.83 feet to a boat spike set on the centerline of Frank Road, also being the South line of the North One-half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), and passing through iron pins set at 30.00 feet and 170.83 feet; thence North 89° 23' 50" West on and along the centerline of Frank Road, 255.00 feet to the place of beginning.

The afore-described tract contains 1.175 acres, more or less, subject to all roadways and easements of record, is part of the lands last described in Mercer County Deed Volume 174, Page 255, and Deed Volume 214, Page 103, and is shown on a plat survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the centerline of Frank Road established as North 89° 23' 50" West.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379, from a replatting of a survey by Don N. Friemoth, Registered Surveyor No. 4981, as filed with the Mercer County Engineer.

**ALSO, LESS AND EXCEPT the following described tract:**

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, in the North half of the Southeast quarter of Section 7, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar found at the East quarter post of said Section 7;

thence South 01° 34' 32" West along the East line of the Southeast quarter of said Section 7 and the centerline of State Route 49, a distance of 192.00 feet to a Mag nail set at the Southeast corner of a 0.79 acre parcel of land described as Tract One at Instrument #200900006586, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing South 01° 34' 32" West along the last described line, passing through a Mag nail set at 468.09 feet, a total distance of 528.09 feet to a point in the approximate centerline of an open ditch;

thence South 83° 44' 22" West along the approximate centerline of said open ditch, a distance of 346.85 feet to a point;

thence North 01° 34' 32" East passing through a 5/8 inch iron bar set at 25.00 feet, a total distance of 769.03 feet to a 5/8 inch iron bar set;

thence South 88° 09' 01" East along the North line of the Southeast quarter of said Section 7, a distance of 145.61 feet to a 5/8 inch iron bar set at the Northwest corner of the afore mentioned 0.79 acre parcel;

thence South 01° 34' 32" West, a distance of 192.00 feet to a 5/8 inch iron bar set at the Southwest corner of said 0.79 acre parcel;

thence South 88° 09' 01" East, passing through a 5/8 inch iron bar set at 168.00 feet, a total distance of 198.00 feet to the place of beginning.

Containing 5.000 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated March 29, 2019, on file in the County Engineer's Office.

**(THE MINOR SUBDIVISION PLAT FOR SAID EXCEPTION IS RECORDED AT INSTRUMENT NO. 201900001772.)**

Containing after said exceptions in Tract One 72.825 acres, more or less, subject to all easements of record imposed thereon and all legal highways.

**TRACT TWO:** Being Thirty (30) acres off of the West end of the South One-half (1/2) of the Northeast Quarter (1/4) of Section Seven (7), Town Four (4) South, Range One (1) East, subject to easements of record imposed thereon and all legal highways.

Prior Instrument Reference: Instrument #200900006586

	(Parent)	(Split)
Tax Parcel Number:	01-008900.0000	01-008910.0000
Tax Map Number:	01-07-400-002	01-07-400-006
Property Address:	State Route 49, Willshire, Ohio	

Grantors and Grantee herein agree that all taxes and assessments shall be prorated to the day of closing. The prorated portion will be mutually assumed by Grantors and Grantee.

**Janet S. Huge and Ralph Huge, her husband, Edgar D. Brandt and Beverly Brandt, his wife, Carol R. Knipstein and Dewayne Knipstein, her husband, Alan W. Brandt and Mary Kay Brandt, his wife, and Cary Brandt and Kim Brandt, his wife, who**

hereby relinquish their right and expectancy of dower, have hereunto set their hands on the day and year set forth in their corresponding acknowledgments.

Janet S. Huge  
Janet S. Huge

Ralph Huge  
Ralph Huge

Edgar D. Brandt  
Edgar D. Brandt

Beverly Brandt  
Beverly Brandt

Carol R. Knipstein  
Carol R. Knipstein

Dewayne Knipstein  
Dewayne Knipstein

Alan W. Brandt  
Alan W. Brandt

Mary Kay Brandt  
Mary Kay Brandt

Cary P. Brandt  
Cary P. Brandt

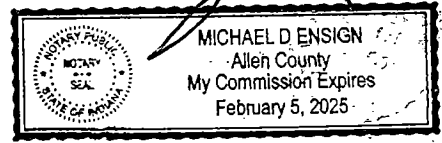
Kim Brandt  
Kim Brandt

STATE OF Indiana, COUNTY OF Allen, ss:

Before me, a Notary Public in and for said State, personally appeared **Janet S. Huge and Ralph Huge, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

24 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of April, 2019.

Michael D. Ensign  
Notary Public

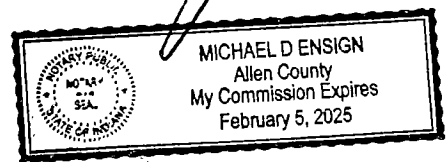


STATE OF Indiana, COUNTY OF Allen, ss:

Before me, a Notary Public in and for said State, personally appeared **Edgar D. Brandt and Beverly Brandt, his wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

24 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of April, 2019.

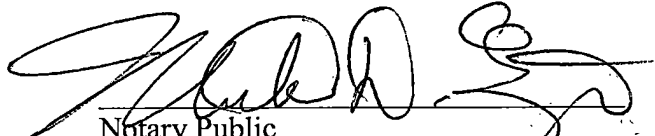
Michael D. Ensign  
Notary Public

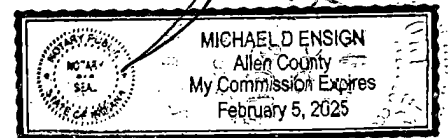


STATE OF Indiana, COUNTY OF Allen, ss:

Before me, a Notary Public in and for said State, personally appeared **Carol R. Knipstein and Dewayne Knipstein, her 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 hereunto set my hand and official seal on this 24 day of April, 2019.

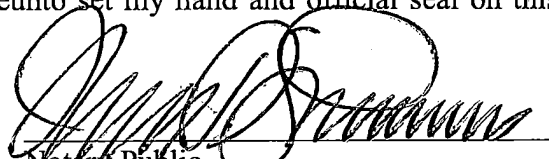
  
Notary Public



STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Alan W. Brandt and Mary Kay Brandt, his wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 23rd day of April, 2019.

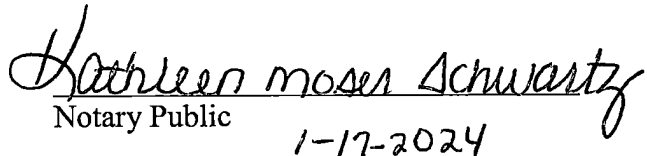
  
Notary Public  
THOMAS D. LAMMERS, Attorney At Law  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

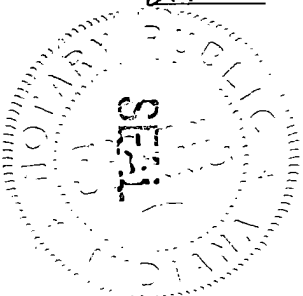
SEAL

STATE OF Indiana, COUNTY OF Adams, ss:

Before me, a Notary Public in and for said State, personally appeared **Cary P. Brandt and Kim Brandt, his wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 24th day of April, 2019.

  
Notary Public  
1-17-2024



This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)  
113 East Market Street, P.O. Box 404  
Celina, OH 45822