

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES


MAY 16 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 16 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>1562.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 5/16/19  
Deputy Aud. Date

## FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that **Gary R. Borger, Executor of the Estate of Frederick U. Borger aka Fredrick U. Borger, aka Fred U. Borger, deceased, (Mercer County Probate Court Case No. 20191032)**, pursuant to the power to sell set forth in the Last Will and Testament, grants with fiduciary covenants to **Depweg Real Estate LLC, an Ohio Limited Liability Company**, whose tax mailing address is 4632 Philothea Road, St. Henry, Ohio 45883, the following described real property:

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

Being part of a 114.321 acre tract located in the Southwest Quarter of Section 18, Town 7 South, Range 2 East, Granville Township, Mercer County, Ohio, and described as follows:

Commencing at a mag nail found marking the Southeast corner of the Southwest Quarter of said Section 18 marking the TRUE POINT OF BEGINNING;

thence North 88°44'27" West along the South line of the Southwest Quarter of said Section 18 and the approximate centerline of State Route 119 a distance of 697.50 feet to a mag nail set;

thence North 01°11'23" East along the East line of a tract as recorded in Volume 289, Page 110, a distance of 939.53 feet to an iron pin found;

thence North 88°44'27" West along the North line of tracts as recorded in Volume 289, Page 110 and Instrument #201000005960, a distance of 510.00 feet to an iron pin set, passing an iron pin found at 122.00 feet;

thence North 01°11'23" East a distance of 770.23 feet to an iron pin set;

thence South 88°44'27" East along the North line of a tract as recorded in Instrument #200700004403 a distance of 1,233.08 feet to a mag nail set;

thence South 02°02'49" West along the East line of the Southwest Quarter of said Section 18 and the approximate centerline of Post Road, a distance of 1,709.92 feet to the TRUE POINT OF BEGINNING, containing 36.897 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 November of 2016 and is on file with the Mercer County Engineer's Office.

Prior Instrument Reference: Instrument #201700000309

Tax Parcel Number: 20-020600.0200

Tax Map Number: 11-18-300-008

The Grantor and Grantee herein agree that all taxes and assessments shall be prorated to the date of closing using long-form proration.

Gary R. Borger, as Executor of the Estate of Frederick U. Borger, has hereunto set his hand on the day and year set forth in the acknowledgment.

**FREDERICK U. BORGER ESTATE**

By: *Gary R. Borger*  
Gary R. Borger, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Gary R. Borger, Executor of the Frederick U. Borger Estate**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 15th day of May, 2019.



**SHELLY J. BILLS**  
Notary Public, State of Ohio  
My Commission Expires  
March 10, 2022  
Recorded in Mercer County

*Shelly J. Bills*  
Notary Public, State of Ohio

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