

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 26 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 26 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 206.50  
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 6/26/2019  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

THAT Keller Farms, an Ohio General Partnership, by and through all its Partners,  
**Luke R. Keller and Daniel R. Keller**, of Mercer County, Ohio (Certificate of Partnership  
recorded in Instrument #201400001765)

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

**David J. Kremer and Kelly I. Kremer, husband and wife,**  
**for their joint lives, remainder to the survivor of them**  
**whose tax mailing address is 119 Jefferson Street, Burkettsville, Ohio 45310**

the following described real estate:

Being a parcel of land situated in Granville Township, Mercer County, Ohio, and  
being part of Lots 29 and 31 and all of Lot 30 of J.C. Gilbert's Addition to the Town  
of Burkettsville. Being more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the northeast corner of a parcel of land  
conveyed to Steven and Sandra Weitzel by deed recorded at Instrument Number  
2008000000574. Said point being 101.02 feet north of the southeast corner of Lot 32  
in J.C. Gilbert's Addition; thence, North 00°04'46" East, along the west line of  
Jefferson Street, a distance of 120.71 feet to a 5/8 inch iron bar set; thence, North  
89°43'53" West, a distance of 131.81 feet to a 5/8 inch iron bar set in the east line of  
a 16.50 foot alley; thence, South 00°02'22" West, along the east line of said alley,  
passing through a 5/8 inch iron bar set at 115.10 feet, a total distance of 120.10 feet to  
a point at the northwest corner of said Weitzel parcel; thence, South 89°27'44" East, a  
distance of 131.73 feet to the place of beginning.

**Containing 0.364 acre of land more or less.** Subject to all easements and rights-of-  
way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional  
Surveyor 7764, dated September 4, 2018. On file in the County Engineer's Office.  
Survey is recorded in Instrument #201900002204, Mercer County Recorder's Office.

Parent  
Tax ID #22-008100.0000 (Lot 29)  
#22-008200.0000 (Lot 30 & 31)

Tax Map #14-34-403-015 (Lot 29)  
#14-34-403-016 (Lot 30 & 31)

Split  
Tax ID #22-008200.0000

Tax Map #14-34-403-016

Deed Reference: Instrument #201800002638 and #201800001782, 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 Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **David J. Kremer and Kelly I. Kremer**, their heirs and assigns forever. And the said **Keller Farms, an Ohio General Partnership**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Keller Farms, an Ohio General Partnership**, by and through all its Partners, **Luke R. Keller and Daniel R. Keller**, have hereunto set its hands on this 24<sup>th</sup> day of June, 2019.

Keller Farms

Luke R. Keller - PARTNER  
By: Luke R. Keller, Partner

Daniel R Keller, partner  
By: Daniel R. Keller, Partner

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24<sup>th</sup> day of June, 2019, before me, the subscriber, a notary public in and for said State, personally appeared **Keller Farms, an Ohio General Partnership, by and through its partners, Luke R. Keller and Daniel R. Keller**, the Grantor 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.

Alice A Ahrens  
Notary Public



**Alice A. Ahrens**  
Notary Public • State of Ohio  
My Comm. Expires: May 31, 2020  
Recorded in Mercer County