

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 10 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 10 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

J. Koesters 9/10/19
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Dale J. Barhorst and Bonnie K. Barhorst, fka Bonnie K. Philipot, husband and wife, of Mercer County, Ohio

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

**Dale J. Barhorst and Bonnie K. Barhorst, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax mailing address 5264 Fleetfoot Road, Celina, Ohio 45822**

the following described real estate:

Situated in the County of Mercer, in the State of Ohio, and in the Township of Butler:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the northwest quarter of Section 23, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the west quarter post of said Section 23; thence N 01°27'16" E, 729.67 feet along the west line of the northwest quarter of said Section 23, and also being the centerline of Fleetfoot Road to MAG nail set; thence S 88°32'44" E, 300.00 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set as the Point of Beginning; thence continuing S 88°32'44" E, 249.44 feet to an iron pin with cap set; thence S 37°07'58" W, 246.21 feet along the right-of-way line of an existing railroad to an iron pin with cap set; thence N 88°32'44" W, 105.84 feet to an iron pin with cap set; thence N 01°27'16" E, 200.00 feet to the Point of Beginning, **containing 0.816 acres of land** more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual filed surveyed by Kent B. Marbaugh, Registered Surveyor #7421, dated December 28, 2000, on file in the County Engineer's Office.

ALSO: Situated in the County of Mercer, in the State of Ohio, and in the Township of Butler:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the northwest quarter of Section 23, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the west quarter post of said Section 23; thence N 01°27'16" E, 529.67 feet along the west line of the northwest quarter of said Section 23 and also being the centerline of Fleetfoot Road to MAG nail set as the Point of Beginning; thence continuing N 01°27'16" E, 200.00 feet along the last described line to a MAG nail set; thence S 88°32'44" E, 300.00 feet and passing through an

iron pin with cap set at 20.00 feet to an iron pin with cap set; thence S 01°27'16" W, 200.00 feet to an iron pin with cap set; thence N 88°32'44" W, 300.00 feet and passing through an iron pin with cap set at 280.00 feet to the Point of Beginning, **containing 1.377 acres of land, more or less**, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual filed surveyed by Kent B. Marbaugh, Registered Surveyor #7421, dated August 23, 2000, on file in the County Engineer's and Recorder's Offices.

Last Transfer: Instrument #201600006368, Mercer County Recorder's Office.

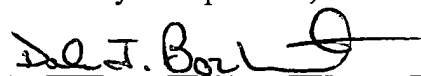
Tax ID #03-015700.0100

Tax Map #08-23-100-010

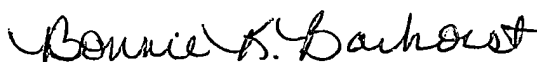
Grantees shall pay the real estate taxes and assessments due and payable in February, 2020 and thereafter.

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 Grantees, **Dale J. Barhorst and Bonnie K. Barhorst**, their heirs and assigns forever. And the said Grantors, **Dale J. Barhorst and Bonnie K. Barhorst, husband and wife**, 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 **Dale J. Barhorst and Bonnie K. Barhorst, fka Bonnie K. Philipot, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 9th day of September, 2019.



Dale J. Barhorst

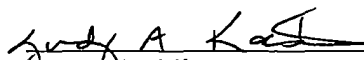


Bonnie K. Barhorst

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 9th day of September 2019, before me, the subscriber, a notary public in and for said State, personally appeared **Dale J. Barhorst and Bonnie K. Barhorst, fka Bonnie K. Philipot, 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



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

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 barhorst.dale.bonnieJ&S8.19/deeds19/mr