

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 18 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 18 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

KP 11-18-19
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL PERSONS BY THESE PRESENTS

That, Thomas R. Boeckman, as Trustee of the Thomas R. Boeckman Trust uad the 30th day of March, 2012, and Linda R. Boeckman, as Trustee of the Linda R. Boeckman Trust uad the 30th day of March, 2012, for valuable consideration paid, grants with fiduciary covenants to

Neil J. Boeckman and Gina K. Boeckman, husband and wife,
for their joint lives, remainder to the survivor of them

whose TAX MAILING ADDRESS is 8647 US Route 127, Celina, Ohio 45822, the following real property:

BEING AN UNDIVIDED ONE-HALF (½) INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

TRACT 1:

Situated in the TOWNSHIP of DUBLIN, COUNTY of MERCER, and STATE of OHIO:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the southeast quarter of Section 33, and also the southwest quarter of Section 34, Township 4 South, Range 2 East being more particularly described as follows:

Commencing at a cornerstone at the north quarter post of the southwest quarter of said Section 34, being the Point of Beginning;

Thence S 00° 08' 19" E, 930.41 feet along the east line of the northwest quarter of the southwest quarter of said Section 34 and also being the centerline of Eichar Road to a mag nail set;

Thence S 89° 56' 29" W, 1516.23 feet and passing through iron pins with caps set at 25.00 feet and at 1491.68 feet to a point;

Thence N 12° 55' 14" E, 349.52 feet along the approximate centerline of an open ditch to a point;

Thence N 14° 18' 57" W, 70.74 feet along the approximate centerline of an open ditch to a point;

Thence N 35° 54' 23" W, 638.07 feet along the approximate centerline of an open ditch to a point;

Thence N 89° 42' 16" E, 501.28 feet along the north line of the northeast quarter of the southeast quarter of said Section 33 and passing through an iron pin with cap set at 22.46 feet to an iron pin found;

Thence N 89° 51' 21" E, 1326.25 feet along the north line of the northwest quarter of the southwest quarter of said Section 34 to the Point of Beginning, containing 33.412 acres of land more or less, of which 5.104 acres are in Section 33 and 28.308 acres are in Section 34, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated September 7, 2007, on file in the County Engineer's Office.

Tax Parcel I.D. #07-066000.0101 / Tax Map #02-34-300-005

Prior Instrument Reference: Instrument #201200004580 and Instrument #201200004581, Mercer County Recorder's Records.

TRACT 2:

Situated in the **TOWNSHIP** of **DUBLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

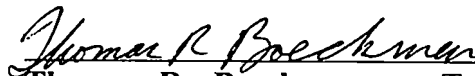
Being the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Town Four (4) South, Range Two (2) East, containing Forty (40) acres of land, more or less, subject to all legal highways and easements of record.

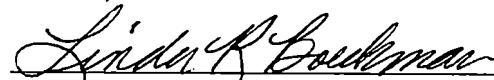
Tax Parcel I.D. #07-065000.0000 / Tax Map #02-33-400-001

Prior Instrument Reference: Instrument #201900004736, Mercer County Recorder's Records.

Grantees hereby assume and agree to pay the January 2020 and thereafter installments of real estate taxes and special assessments.

Dated: November 18, 2019


Thomas R. Boeckman, as Trustee of the
Thomas R. Boeckman Trust uad the 30th day of
March, 2012


Linda R. Boeckman, as Trustee of the Linda R.
Boeckman Trust uad the 30th day of March,
2012

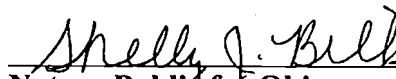
STATE OF OHIO - COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Thomas R. Boeckman, as Trustee of the Thomas R. Boeckman Trust uad the 30th day of March, 2012, and Linda R. Boeckman, as Trustee of the Linda R. Boeckman Trust uad the 30th day of March, 2012**, 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 at Celina, Mercer County, Ohio, on this 18th day of November, A.D. 2019.



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


Notary Public for Ohio
My Commission:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, Ohio 45822