

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 26 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 26 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1190.00
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 11/26/2019
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Michael J. Price and Suszette D. Price, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

Terry H. Selhorst and Kathryn A. Selhorst, Trustees of the Selhorst
Family Trust under agreement dated April 25, 2014

whose **TAX MAILING ADDRESS** is 3212 Slavik Road, Coldwater, Ohio 45828, the following real property:

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

Sixty (60) acres of land, more or less, of uniform width off of the South side of the South half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of Section Eight (8), Town Four (4) South, Range Three (3) East, Union Township, Mercer County, Ohio, subject to all legal highways, rights-of-way, and other easements of record.

SAVE AND EXCEPT THE FOLLOWING:

Being a parcel of land situated in Union Township, Mercer County, Ohio, in the northwest quarter of Section 8, Township 4 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the southwest corner of the northwest quarter of said Section 8; thence, north $00^{\circ} 02' 28''$ west, along the west line of said northwest quarter of Section 8 and the centerline of Tomlinson Road, a distance of five hundred ninety-one and $\frac{89}{100}$ (591.89) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing north $00^{\circ} 02' 28''$ west, along the last described line a distance of four hundred six and $\frac{15}{100}$ (406.15) feet to a railroad spike; thence, north $89^{\circ} 40' 52''$ east, a distance of three hundred twelve and $\frac{58}{100}$ (312.58) feet to a $\frac{5}{8}$ inch iron bar; thence, south $00^{\circ} 06' 18''$ east, a distance of four hundred six and $\frac{15}{100}$ (406.15) feet to a concrete corner post; thence, south $89^{\circ} 40' 52''$ west, a distance of three hundred thirteen and $\frac{03}{100}$ (313.03) feet to the place of beginning. Containing 2.917 acres of land, more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this exception by Gordon L. Geeslin, Registered Surveyor 5372, dated May, 1981, on file in the County Engineer's Office. For purposes of minor subdivision regulations, a surveyor's drawing of the above parcel is recorded at Volume 2, Page 224 of the Contract Records of Mercer County, Ohio.

SAVE AND EXCEPT THE FOLLOWING:

Being a part of the Northwest quarter ($\frac{1}{4}$) of Section 8, Town Four (4) South, Range Three (3) East, Union Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at an existing Survey Marker (3076 MCLCDS) at the Southwest corner of the Northwest quarter ($\frac{1}{4}$) of Section 8;

Thence North 01 degree 20 minutes 57 seconds East, along the West line of the Northwest quarter ($\frac{1}{4}$), Two Hundred Fifty-five and $\frac{62}{100}$ (255.62) feet to a MAG nail set;

Thence South 88 degrees 38 minutes 22 seconds East, passing thru a 5/8 inch rebar and cap set at 20.00 feet, Two Hundred Fifty-five and 62/100 (255.62) feet to a point;

Thence South 01 degree 20 minutes 57 seconds West, parallel with the aforesaid West line, Two Hundred Fifty-five and 62/100 (255.62) feet to a 5/8 inch rebar and cap set on the South line of the Northwest quarter (1/4), and

Thence North 88 degrees 38 minutes 22 seconds West, along the aforesaid South line, passing thru a 5/8 inch rebar and cap set at 230.62 feet, Two Hundred Fifty-five and 62/100 (255.62) feet to the place of beginning. Containing 1.500 acres and subject to all legal road rights-of-ways and easements of record.

Reference is made to the prior deed recorded in Deed Volume 320, Page 356 of the Deed Records of Mercer County, Ohio.

Reference is also made to a survey of this area by Don N. Friemoth, Registered Professional Surveyor No. 04981, dated July 7, 2005.

Bearings are based on the Mercer County Local Coordinate Datum System (MCLCDS).

Minor subdivision map filed of record in Official Record Volume 201, Page 2481, Mercer County Recorder's Records.

Containing after said exceptions 55.583 acres of land, more or less.

Tax Parcel I.D. #40-011800.0100 / Tax Map #03-08-100-005

Prior Instrument Reference: Deed Volume 320, Page 356, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Michael J. Price and Suzette D. Price, husband and wife**, do hereby remise and release unto the said Grantees, its successors and assigns, all their right and expectancy of dower in the above described premises.

Dated: November 26, 2019

Michael J. Price
Michael J. Price

Suzette D. Price
Suzette D. Price

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Michael J. Price and Suzette D. Price, husband and 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 at Celina, Mercer County, Ohio, on this 26th day of November, A.D. 2019.

Jeffrey P. Knapke
Notary Public for Ohio
My Commission: INDEFINITE

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Willow St., OH 45822
At Request of Jim Shaffer Realty, 11661 State Route 147, OH 45862