

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 06 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 06 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 183⁶⁰
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 12-6-19
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT GARY BEOUGHER and SANDRA K. JOHNSON, Co-Executors of the Estate of Romola A. Beougher aka Romola Alice Beougher, Deceased, by the power conferred by the **Last Will and Testament of Romola A. Beougher** and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

Schleucher Farms LLC, an Ohio Limited Liability Company

whose **TAX MAILING ADDRESS** is 3083 Schleucher Road, Celina, Ohio 45822, the following real property:

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

The East half (½) of the northwest quarter (¼) of Section 26; Town 4 South, Range 2 East, containing Eighty (80) acres more or less.

LESS AND EXCEPT THE FOLLOWING: Being part of the Southeast corner of the East half of the Northwest quarter of Section Twenty-six (26); Town Four South, Range Two (2) East, and more particularly described as follows, to wit:

Beginning at the Southeast corner of the East half of the Northwest quarter of Section 26; Town and Range aforesaid; as the place of beginning thence West on and along the half section line one hundred seventy (170) feet to a point; thence North two hundred seventy (270) feet to a point in the center of State Route #33; thence in a southeasterly direction on and along the center of State Route #33 to the point where said State Route #33 intersects the North-South half section line of Section 26; thence South on and along the half section line one hundred eighty-three (183) feet to the place of beginning, and containing one (1) acre of land, more or less.

ALSO LESS AND EXCEPT THE FOLLOWING: Being a tract out of the east half (E½) of the Northwest quarter (NW¼), Section 26, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section 26, T4S, R2E, Dublin Township, Mercer County, Ohio, said being defined by an iron pin, thence north 89° 04' 30" West on and along the east-west half section line, one hundred seventy (170.00) feet to an iron pin set as the place of beginning thence north 00° 52' 01" East, two hundred eighty-two and thirty-three hundredths (282.33) feet to a nail set on the centerline of U. S. Route 33; thence north 58° 47' 30" West on and along the centerline of U. S. Route 33, four hundred eighty-one and seventy-five hundredths (481.75) feet to the point of intersection of the centerline tangents of U. S. Route 33; thence north 51° 55' 30" West on and along the centerline tangent of U.S. Route 33, nine hundred twenty-three and sixty-nine hundredths (923.69) feet to a point of intersection of the centerline of U.S. Route 33 and the west

line of the east half of the northwest quarter of Section 26; thence south 00° 54' 15" West, one thousand eighty-three and nine hundredths (1083.09) feet to a nail set on the east-west half section line; thence south 89° 04' 30", East, one thousand one hundred fifty-two and fourteen hundredths (1152.14) feet to the point of beginning.

The afore described tract contains seventeen and four hundred forty-four thousandths (17.444) acres, more or less, subject to all highways, conditions, restrictions and easements of record. The tract is taken from the same lands as last described in the Mercer County Record of Deeds Volume 272, Pages 787 and 788, and shown on a plat of survey filed in the Mercer County Engineer's Office.

The west line of the east half of the Northwest quarter established as South 00° 54' 15" West was used as the base for all bearings of this description.

This instrument was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions sixty-one and thousandths (61.556) acres of land more or less.

Tax Parcel I.D. #07-051400.0000 / Map #02-26-100-005

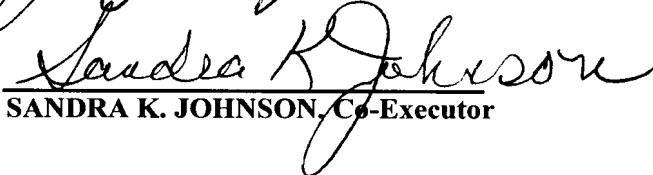
Prior Instruments Referenced: Official Record Volume 190, Page 1726, Mercer County Recorder's Records and Deed Volume 332, Page 893, Mercer County Recorder's Records.

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

**ESTATE OF ROMOLA A. BEOUGHER,
aka Romola Alice Beougher, Deceased**

Dated: December 6, 2019


By: 
GARY BEOUGHER, Co-Executor

By: 
SANDRA K. JOHNSON, Co-Executor

THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 6th day of December, 2019, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above-named **GARY BEOUGHER and SANDRA K. JOHNSON, Co-Executors of the Estate of Romola A. Beougher aka Romola Alice Beougher**, and acknowledged the signing of the foregoing instrument to be their voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public for Ohio
My Commission: INDEFINITE

PREPARED BY: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Columbus, OH 43222
 **Jeffrey P. Knapke, Attorney at Law**
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.