

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 19 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 19 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 700.00
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 12/19/2019
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES L. BLACK and STAR M. ZIZELMAN, Co-Executors of the Helen M. Black Estate, Deceased, by the power conferred by ITEM II of the Last Will and Testament of Helen M. Black and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

WINDY POINT, LLC,
an Ohio limited liability company

whose **TAX MAILING ADDRESS** is 5350 Bayview Road, Celina, Ohio 45822, the following real property:

TRACT 1:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNY** of **MERCER**, and **STATE** of **OHIO**:

Being a parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 20; thence North 01° 21' 06" East, along the east line of the northwest quarter of said Section 20 and the centerline of Windy Point Road, a distance of One Hundred Twenty (120.00) feet to a railroad spike, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing North 01° 21' 06" east along the last described line, a distance of Two Hundred Thirty-six and 60/100 (236.60) feet to a railroad spike; thence North 89° 20'

06" West, a distance of One Hundred Eighty-six and 95/100 (186.95) feet to a 5/8 inch iron bar; thence South 01° 47' East, a distance of Two Hundred Thirty-six and 79/100 (236.79) feet to a harrow tooth spike; thence South 89° 20' 06" East, a distance of One Hundred Seventy-four (174.00) feet to the place of beginning.

Containing 0.980 acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated January, 1978, on file in the County Engineer's Office.

Tax Parcel Number: 09-035700.0200 / Tax Map Number: 09-20-178-018

Prior Instruments Referenced: Deed Volume 307, Page 85, Mercer County Recorder's Records and Official Record Volume 139, Page 2529, Mercer County, Ohio, Recorder's Office, Mercer County Recorder's Records.

TRACT 2:

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:** Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 20, thence, North 01° 21' 06" East along the East line of the Northwest quarter of said Section 20 and the centerline of Windy Point Road, a distance of Three Hundred Fifty-six and 60/100 (356.60) feet to a railroad spike, thence, North 89° 20' 06" West, a distance of One Hundred Eighty-six and 95/100 (186.95) feet to a 5/8 inch iron bar, said point being the place of beginning for this conveyance, thence, continuing North 89° 20' 06" West, a distance of One Hundred Seventy-five and 01/100 (175.01) feet to a point, thence, South 01° 21' 06" West, a distance of One Hundred Ninety-nine and 60/100 (199.60) feet to a 5/8 inch iron bar, thence, South 89° 20' 06" East, a distance of Eighty and 78/100 (80.78) feet to a 5/8 inch iron bar, thence South 01° 21' 06" West, a distance of Thirty-seven (37.00) feet to a 5/8 inch iron bar, thence South 89° 20' 06" East, a distance of One Hundred Seven and 18/100 (107.18) feet to a harrow tooth spike, thence, North 01° 47' West, a distance of Two Hundred Thirty-six and 79/100 (236.79) feet to the place of beginning.

Containing 0.918 acre of land, more or less.

Reference is made to a survey of the above-described tract area by Gordon L. Geeslin, Registered Surveyor 5372, dated January, 1978, on file in the Mercer County Engineer's Office.

Tax Parcel Number: 09-035700.0100 / Tax Map: 09-20-178-007

Prior Instrument Reference: Official Record Volume 139, Page 2531, Mercer County Recorder's Records.

**Said Tract 2 contains mobile home being Tax Parcel Number 09-700181.M000

Dated: December 18, 2019

**ESTATE OF HELEN M. BLACK,
Deceased**

By: Charles L. Black
CHARLES L. BLACK, Co-Executor

By: Star M. Zizelman
STAR M. ZIZELMAN, Co-Executor

THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 18th day of December, 2019, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above-named **CHARLES L. BLACK and STAR M. ZIZELMAN, Co-Executors of the Helen M. Black Estate**, 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.



GINA ROSE
Notary Public, State of Ohio
My Commission Expires
August 2, 2023
Recorded in Mercer County

Gina Rose
Notary Public for Ohio
My Commission Expires: 8/2/2023

PREPARED BY: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, Ohio 45822