

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 05 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 05 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$2804.20  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

RD 3/5/2020  
Deputy Aud. Date

## Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Dennis H. Hoying and John A. Hoying, Successor Co-Trustees of The Neoma  
H. Hoying Revocable Living Trust dated October 16, 1996, of Mercer County, Ohio

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

**Zachary J. Homan and Janelle A. Homan,, husband and wife  
for their joint lives, remainder to the survivor of them  
whose tax mailing address is 5940 Ft. Recovery Minster Road, St. Henry, Ohio 45883**

the following described real estate:

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

The Northeast quarter (1/4) of the Northeast quarter (1/4) and the North Half (1/2) of  
the Southeast quarter (1/4) of the Northeast quarter (1/4) of Section Thirty-six (36),  
Town Seven (7) South, Range Two (2) East, containing Sixty (60) acres of land, more  
or less.

LESS AND EXCEPT THE FOLLOWING: Being part of a 60 acre parcel of land as  
described in Official Record Volume 17, Page 754, located in the northeast quarter of  
Section 36, Township 7 South, Range 2 East, Granville Township, Mercer County,  
Ohio and bounded and described as follows:

Beginning at an iron pin marking the northeast corner of Section 36; thence North  
89°26'22" West along the north section line and approximate centerline of Ft.  
Recovery-Minster Road a distance of five hundred seventy-three and sixty-five  
hundredths feet (573.65') to a p.k. nail marking THE TRUE POINT OF BEGINNING;  
thence South 00°33'38" West a distance of four hundred seventeen and twenty  
hundredths feet (417.20') to an iron pin; thence North 89°26'22" West a distance of two  
hundred twenty-five and zero hundredths feet (225.00') to an iron pin; thence North  
00°33'38" East a distance of four hundred seventeen and twenty hundredths feet  
(417.20') to a p.k. nail; thence South 89°26'22" East along the north section line and  
approximate centerline of Ft. Recovery-Minster Road a distance of two hundred  
twenty-five and zero hundredths feet (225.00') to THE TRUE POINT OF  
BEGINNING.

**Containing 2.155 acres of land** of which 0.155 acres lies within the right-of-way of  
Ft. Recovery-Minster Road.

Said tract being subject to all highways and any other easements or restrictions of  
record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236,  
on June 4, 2010 and is on file with the Mercer County Tax Map Department.

Containing in all after said exception 57.845 acres more or less.

Deed Reference: Volume OR17, Page 754 and Instrument #200800004066, Mercer County Recorder's Office.

Tax ID #20-049900.0000  
Tax Map #11-36-200-008

Real estate taxes and assessments shall be prorated to date of closing.

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, **Zachary J. Homan and Janelle A. Homan**, their heirs and assigns forever. And the said Grantors, **Dennis H. Hoying and John A. Hoying, Successor Co-Trustees**, 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 **Dennis H. Hoying and John A. Hoying, Successor Co-Trustees of The Neoma H. Hoying Revocable Living Trust dated October 16, 1996**, have hereunto set their hands on this 28<sup>th</sup> day of February, 2020.

Dennis H. Hoying  
Dennis H. Hoying, Successor Co-Trustee

John A. Hoying  
John A. Hoying, Successor Co-Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28<sup>th</sup> day of February, 2020, before me, the subscriber, a notary public in and for said State, personally **Dennis H. Hoying and John A. Hoying, Successor Co-Trustees of The Neoma H. Hoying Revocable Living Trust dated October 16, 1996**, 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.

Jeffrey D. Wolters  
Notary Public



JEFFREY D. WOLTERS  
Notary Public • State of Ohio  
My Commission Expires:  
November 22, 2021