

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 13 2020


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 13 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 2750.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 3/13/2020
Deputy Aud. Date

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that **Gary R. Borger, Executor of the Estate of Frederick U. Borger, deceased, (Mercer County Probate Court Case No. 20191032),** and pursuant to the specific power of sale set forth in the Last Will and Testament, grants with general fiduciary covenants to **Thomas A. Geier, as Trustee of the Thomas A. Geier Trust uad the 16th day of November, 1999,** and **Diane M. Geier, as Trustee of the Diane M. Geier Trust uad the 16th day of November, 1999,** whose tax mailing address 3222 Burkettsville-St. Henry Road, St. Henry, Ohio 45883, the following described real property:

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

Tract 1:

Being a tract in the Northwest Quarter of Section 17, Granville Township, Town 7 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found marking the North Quarter Post of Section 17, for the TRUE POINT OF BEGINNING; thence South 01°48'37" West (Basis of Bearings) along the East line of the Northwest Quarter of Section 17, a distance of 1331.23 feet to an iron pin found, passing an iron pin set at 20.00 feet; thence North 88°49'59" West along the North line of a tract as recorded in Volume 325, Page 49, a distance of 815.14 feet to an iron pin set; thence North 01°48'37" East a distance of 777.73 feet to an iron pin found; thence North 03°23'21 East along the East line of a tract as recorded in O.R. Volume 49, Page 21, a distance of 283.69 feet to an iron pin found; thence South 87°55'34" East along the South line of a tract as recorded in O.R. Volume 49, Page 21, a distance of 551.41 feet to an iron pin found; thence North 01°59'22" East along the East line of a tract as recorded in O.R. Volume 49, Page 21, a distance of 279.00 feet to a Mag Nail Set, passing an iron pin at 259.00 feet; thence South 88°46'38" East along the North line of said Section 17 and approximate centerline of Carthagena Road, a distance of 255.00 feet to the TRUE POINT OF BEGINNING.

Containing 21.361 acres of land, more or less, subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in March, 2009, and is on file with the Mercer County Engineer's Office.

Prior Instrument Reference: Instrument #200900003272

Tax Parcel Number: 20-018700.0101

Tax Map Number: 11-17-100-004

Tract 2:

Being the West half of the North half of the Northeast Quarter of Section 17, Town 7 South, Range 2 East, **containing Forty (40) acres of land,** more or less.

LESS AND EXCEPT the following described tract:

Being in the Northeast Quarter of Section 17, Town 7 South, Range 2 East, Granville Township, Mercer County, Ohio, and described as follows:

Commencing at a mag nail found marking the Northwest corner of the Northeast Quarter of Section 17;

thence South 89°01'02" East along the North line of the Northeast Quarter of Section 17 and approximate centerline of Carthagen Road, a distance of one thousand three hundred twenty-four and thirty-six hundredths (1324.36) feet to a mag nail set;

thence South 01°43'10" West along the West line of a tract as recorded in Instrument #200800001334, a distance of eight hundred forty and ninety-seven hundredths (840.97) feet to a point marking the TRUE POINT OF BEGINNING;

thence continuing South 01°43'10" West along the West line of a tract as recorded in Instrument #200800001334, a distance of four hundred ninety-one and eighteen hundredths (491.18) feet to an iron pin set, passing an iron pin set at 25.00 feet;

thence North 88°58'34" West along the North line of a tract as recorded in Instrument #200800006900, a distance of eight hundred sixteen and ninety-four hundredths (816.94) feet to a point, passing an iron pin set at 791.94;

thence North 42°38'54" East along the approximate centerline of an open ditch a distance of one hundred thirty-seven and eighty-four hundredths (137.84) feet to a point;

thence North 61°31'53" East along the approximate centerline of an open ditch a distance of seven hundred and fifty-three hundredths (700.53) feet to a point;

thence North 71°27'14" East along the approximate centerline of an open ditch, a distance of one hundred twenty-nine and four hundredths (129.04) feet to the TRUE POINT OF BEGINNING, **containing 5.241 acres of land**, more or less.

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

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in January of 2020 and is on file with the Mercer County Engineer's Office.

Containing in Tract 2 after said exception 34.759 acres of land, more or less.

Prior Instrument Reference: Instrument #200600007511

Tax Parcel Number: 20-018500.0000

Tax Map Number: 11-17-200-001

The Grantor agrees to pay the February and July, 2020, installments of real estate taxes and assessments (for the 2019 tax year), and the Grantees agree to assume and pay the January, 2021, installment and all those due and payable thereafter, including any CAUV recoupment, if applicable.

Gary R. Borger, as Executor of the Estate of Frederick U. Borger, deceased, has hereunto set his hand on the day and year set forth in the acknowledgment.

FREDERICK U. BORGER ESTATE

By: *Gary R. Borger* Exec.
Gary R. Borger, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Gary R. Borger, Executor of the Estate of Frederick U. Borger, deceased**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

3rd IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of March, 2020.

SEAL

THOMAS D. LAMMERS, Attorney At Law

Notary Public- State of Ohio

My Commission Has No Expiration Notary Public, State of Ohio
Section 147.03 ORC

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404, Celina, OH 45822