

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 18 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 18 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EM
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 6-18-2020
Deputy Aud. Date

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that **Donald G. Herman, Trustee of the Donald G. Herman Revocable Living Trust dated June 19, 2014**, pursuant to the powers set forth in said Trust, grants, with fiduciary covenants, to **Bruce Road, LLC, a Pennsylvania Limited Liability Company**, whose tax mailing address is 1059 Sylvan Road, Lancaster, Pennsylvania 17601, the following described property:

Tract 1:

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, and in the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at a Monument box at the South quarter post of said Section 20, being the Point of Beginning;

thence North 88°22'05" West, 1263.36 feet along the South line of the Southwest Quarter of said Section 20 to an iron pin with cap set;

thence North 01°07'37" East, 194.53 feet to an iron pin found;

thence North 02°20'48" East, 406.96 feet to a point;

thence South 88°59'10" East, 125.75 feet and passing through an iron pin found at 0.64 feet to an iron pin found;

thence North 02°25'47" East, 165.16 feet and passing through an iron pin found at 160.03 feet to a point;

thence South 89°00'40" East, 1129.06 feet along the South right-of-way line of Bruce Road to a Mag nail found;

thence South 01°24'51" West, 780.63 feet along the East line of the Southwest Quarter of said Section 20 and also being the centerline of State Route 219 to the Point of Beginning, **containing 21.911 acres of land, more or less**, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 25, 2017, on file in the County Tax Map Office.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at a Monument box at the South quarter post of said Section 20;
thence North 01°24'51" East, 780.63 feet along the East line of the Southwest Quarter of said Section 20 and also being the centerline of State Route 219 to a Mag nail found;
thence North 89°00'40" West, 1129.06 feet along the South right-of-way line of Bruce Road to a point;
thence South 02°25'47" West, 165.16 feet and passing through an iron pin found at 5.13 feet to an iron pin found, being the Point of Beginning;
thence continuing South 02°25'47" West, 40.00 feet to an iron pin with cap set;
thence North 88°59'12" West, 125.69 feet to an iron pin with cap set;
thence North 02°20'48" East, 40.00 feet to a point;
thence South 88°59'10" East, 125.75 feet and passing through an iron pin found at 0.64 feet to the Point of Beginning, **containing 0.115 acres of land, more or less**, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated June 4, 2018, on file in the County Tax Map Office.

Containing after said exception 21.796 acres of land, more or less.

Tax Parcel Number: 09-062000.0000

Tax Map Number: 09-20-377-001

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, and in the Northwest Quarter of Section 29, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at a Monument box at the north quarter post of said Section 29, being the Point of Beginning;
thence South 01°15'07" West, 380.58 feet along the East line of the Northwest Quarter of said Section 29 and also being the centerline of State Route 219 to a Mag nail set;
thence North 88°36'15" West, 224.25 feet and passing through an iron pin with cap set at 24.87 feet to an iron pin with cap set;
thence South 01°15'07" West, 194.25 feet and passing through an iron pin with cap set at 181.19 feet to a point;

thence North 88°36'15" West, 1087.56 feet along the North right-of-way line of Nagy Drive to an iron pipe found;

thence North 01°06'33" East, 524.93 feet along the East line of Nagy Subdivision to an iron pin with cap set;

thence South 88°36'18" East, 49.91 feet to an iron pin with cap set;

thence North 01°07'27" East, 55.05 feet to an iron pin with cap set;

thence South 88°22'15" East, 1263.36 feet along the North line of the Northwest Quarter of said Section 29 the Point of Beginning, **containing 16.338 acres of land**, more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated July 1, 2017, on file in the County Tax Map Office.

Containing in Tracts 1 and 2, 38.134 acres of land, more or less.

Prior Instrument Reference: #201800005797

Tax Parcel Number: 09-118100.0000

Tax Map Number: 09-29-126-002

Address of Property: 6630 Bruce Road, Celina, OH 45822

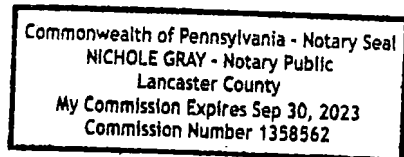
Donald G. Herman, Trustee of the Donald G. Herman Revocable Living Trust dated June 19, 2014, has hereunto set his hand on the day and year set forth in the acknowledgment.

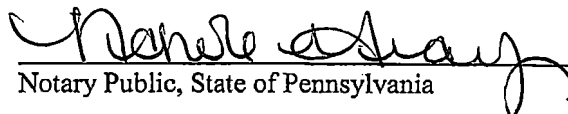

Donald G. Herman, Trustee

STATE OF PENNSYLVANIA, LANCASTER COUNTY, ss:

On this 3rd day of June, 2020, before me a Notary Public in and for said State, personally appeared the above-named **Donald G. Herman, Trustee of the Donald G. Herman Revocable Living Trust dated June 19, 2014**, the Grantor, who acknowledged the signing thereof to be his voluntary act and deed and the voluntary act and deed of said Trust.

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




Notary Public, State of Pennsylvania

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (LJS/dg)
113 East Market Street, P.O. Box 404, Celina, OH 45822