

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPS PURPOSES

JUL 01 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUL 01 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 239<sup>86</sup>  
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 7-1-2020  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT TWT Farms LLC, an Ohio Limited Liability Company, of Mercer County,  
Ohio

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

**Anthony Kaup and Debra Kaup, husband and wife  
for their joint lives, remainder to the survivor of them,  
whose tax mailing address is 3065 Slavik Road, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, bounded  
and described as follows:

Beginning at the East Quarter post, Section 36, Town 4 South, Range 1 East,  
Blackcreek Township, Mercer County, Ohio, said point being defined by an iron pin  
found on the centerline of the Township Line Road; thence North on and along the East  
line of the Northeast Quarter, also being the centerline of the Township Line Road,  
Three Hundred Forty and Thirteen Hundredths (340.13) feet to a nail set on the  
centerline of a structure over an open ditch; thence on and along the meander of the  
open ditch, South 83°05'01" West, Two Hundred Thirty-nine and Forty-one  
Hundredths (239.41) feet to a point; thence South 67°04'05" West, One Hundred Forty-  
eight and Forty-two Hundredths (148.42) feet to a point; thence North 75°20'32" West,  
Two Hundred Twenty-three and Ninety-nine Hundredths (223.99) feet to a point;  
thence North 57°37'57" West, Two Hundred Ninety-three and Nineteen Hundredths  
(293.19) feet to a point; thence South 58°54'46" West, Two Hundred Fourteen and  
Twelve Hundredths (214.12) feet to a point; thence South 65°47'34" West, Three  
Hundred Three and Eighty-three Hundredths (303.83) feet to a point; thence South  
00°21'03" West, One Hundred Thirty-eight and Eighty Hundredths (138.80) feet to a  
point; thence South 40°06'06" East, One Hundred Nineteen and Ninety-five  
Hundredths (119.95) feet to a point on the South line of the Northeast Quarter of  
Section 36; thence South 89°56'00" East, One Thousand Two Hundred Twenty-two  
and Seventy-seven Hundredths (1222.77) feet along the South line of the Northeast  
Quarter of Section 36 to the Place of Beginning.

The afore described parcel contains **Nine and Seven Hundred Eighty Thousandths  
(9.780) acres, more or less**, subject to all roadways and easements of record, is part of  
the lands described in Deed Volume 306, Page 312, and is shown on a plat of survey  
filed with the Mercer County Engineer.

All bearings for survey description were turned from the East line of the Northeast  
Quarter of Section 36, being the centerline of the Township Line Road assumed as  
North-South.

This survey description was prepared by Roy R. Thompson, Jr., Registered Surveyor #5379.

Deed Reference: Instrument #200900005519, Mercer County Recorder's Office.

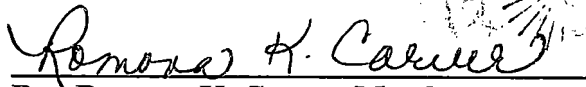
Tax ID #01-046300.0100 (8.693 ac.) and 01-046300.0101 (1.087 ac.)  
Tax Map #01-36-200-003 (8.693 ac.) and 01-36-200-005 (1.087 ac.)

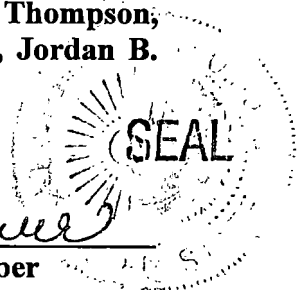
Real estate taxes and assessment shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Anthony Kaup and Debra Kaup**, their heirs and assigns forever. And the said Grantor, **TWT Farms LLC**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said TWT Farms LLC, an Ohio Limited Liability Company, by and through all its Members, **Romona K. Carver, Randall K. Thompson, Heather L. Barker, Holly C. Wehe, Ryan F. Thompson, Tyler J. Thompson, Jordan B. Thompson**, have hereunto set their hands on this 18<sup>th</sup> day of June, 2020.

TWT Farms LLC

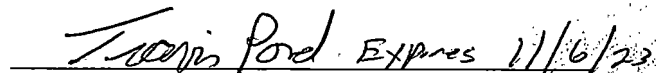
  
By: **Romona K. Carver, Member**



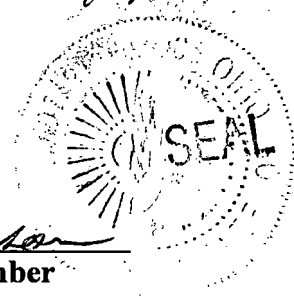
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Romona K. Carver**, Grantor in the foregoing deed and acknowledged the signing thereof to be her 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.

  
Notary Public

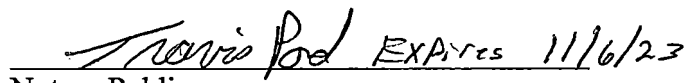
  
By: **Randall K. Thompson, Member**



STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Randall K. Thompson**, Grantor in the foregoing deed and acknowledged the signing thereof to be his 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.

  
Notary Public

Heather L. Barker  
By: Heather L. Barker, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 20 day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Heather R. Barker**, Grantor in the foregoing deed and acknowledged the signing thereof to be her 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.



RYAN R. SIPE  
Notary Public • State of Ohio  
My Commission Expires:  
June 4, 2022

Ryan R. Sipe  
Notary Public

Holly C. Wehe  
By: Holly C. Wehe, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Holly C. Wehe**, Grantor in the foregoing deed and acknowledged the signing thereof to be her 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.

Travis Pod Expires 11/6/23  
Notary Public

Ryan F. Thompson  
By: Ryan F. Thompson, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Ryan F. Thompson**, Grantor in the foregoing deed and acknowledged the signing thereof to be his 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.

Travis Pod Expires 11/6/23  
Notary Public

Tyler J. Thompson

By: Tyler J. Thompson, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 27<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Tyler J. Thompson**, Grantor in the foregoing deed and acknowledged the signing thereof to be his 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.



NICOLE  
McFADDEN  
NOTARY PUBLIC,  
STATE OF OHIO  
My Commission  
Expires  
June 21, 2022

Nicole McFadden  
Notary Public

Jordan B. Thompson

By: Jordan B. Thompson, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 20<sup>th</sup> day of June, 2020, before me, the subscriber, a notary public in and for said State, personally came **TWT Farms LLC, an Ohio Limited Liability Company, by and through its Member, Jordan B. Thompson**, Grantor in the foregoing deed and acknowledged the signing thereof to be his 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.



RYAN R. SIPE  
Notary Public • State of Ohio  
My Commission Expires:  
June 4, 2022

Ryan R. Sipe  
Notary Public