

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 08 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 08 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph; conveyance Fee 14998⁶⁰
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 7-8-2020
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, **MATHEWS FARMS, LTD., an Ohio limited liability company**, for valuable consideration paid, grants with general warranty covenants to

R VALLEY FARMS LLC, an Ohio limited liability company

whose tax mailing address is 5424 Watkins Road, St. Henry, Ohio 45883, the following real property:

TRACT 1:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a part of Northeast Quarter (1/4) of Section 23, Town 5 South, Range 3 East, being all (10.001 acres) of tract of land described as 10 acres of land off the north end of the East One-half (1/2) of the Northeast Quarter (1/4) of Section Twenty-Three (23) part of "Tract 1" as described in a deed to Matthews Farms, LTD and recorded in Official Record 331, Page 188 of the Mercer County Recorder's Office, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found) at the centerline intersection of Kuck Road and Garwick Road documented as "Mercer County Section Corner #1651", said iron pin being the southeasterly corner of Section 14, Town 5 South, Range 3 East southwesterly corner of Section 13, Town 5 South, Range 3 East, the northwesterly corner of Section 24, Town 5 South, Range 3 East, and the northeasterly corner of Section 23, Town 5 South, Range 3 East of which this is a part and marking a southeasterly corner of a tract of land described as being the southeast quarter (1/4) of the southeast quarter (1/4) of Section 14, Town 5 South, Range 3 East part of "Tract 1" as described in a deed to Matthews Farms, LTD (O.R. 331, Page 188) and having Ohio State Plane Coordinates Northing 345,151.582 feet, Easting 1,420,105.051 feet North Zone and based upon NAD 83 (2011);

Thence with the centerline of Kuck Road and the westerly line of Section 24 S 00°56'33" W, a distance of 329.88 feet to a mag nail (found) marking a northeasterly corner of a 17.475 acres tract as described in a deed to Karen Hegemier and Luann Hegemier (Inst. No. 201700001843);

Thence with the northerly line of the aforesaid 17.475 acres tract N 88°55'00" W passing a 5/8" iron pin (found) at 20.07 feet, a total distance of 1320.94 feet to a 5/8" iron pin (found) in the easterly line of a 40 acres part of "Tract 1" as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201300001875);

Thence with the easterly line of the aforesaid 40 acres part of "Tract 1" N 01°01'02" E, a distance of 329.84 feet to a 5/8" iron pin (set) in the southerly line of Section 14 and marking a southeasterly corner of a 16.82 acres "Tract 2" as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201300001875) and the southwesterly corner of the aforementioned tract of land described as being the southeast quarter (1/4) of the southeast quarter (1/4) of Section 14, Town 5 South, Range 3 East part of "Tract 1" as described in a deed to Matthews Farms, LTD (O.R. 331, Page 188)

Thence with the southerly line of Section 14 and the southerly line of the Matthews Farms, LTD's aforesaid tract S 88°55'07" E passing a 5/8" iron pin (set) at 1300.51 feet, a total distance of 1320.51 feet to the point of beginning, **containing 10.001 acres of land.**

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 66° 37' 30.4") between National Geodetic Survey CORS Station "OHMR" and McCarty Associates Geodetic Local Control Monument "2001" and derived from

GPS observations taken June 1, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2020, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-185 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

THIS PARCEL IS FOR AGRICULTURAL USE ONLY AND NOT A BUILDING SITE.

Tax Parcel I.D. #06-051600.0000 / Tax Map #06-23-200-003

Prior Instrument Reference: Deed Volume 331, Page 188, Mercer County Recorder's Records.

TRACT 2:

Situated in the **TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:**

Being a part of the Southeast Quarter (1/4) of Section 14, Town 5 South, Range 3 East, being all (40.346 acres) of the tract of land described as being the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, Town 5 South, Range 3 East, all (20.111 acres) of the tract of land described as being the East One-half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, Town 5 South, Range 3 East, and all (10.037 acres) of the tract of land described as being the East One-half (1/2) of the West One-half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, Town 5 South, Range 3 East all "Tract 1" as described in a deed to Matthews Farms, LTD and recorded in Official Record 331, Page 188 of the Mercer County Recorder's Office, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found) at the centerline intersection of Kock Road and Garwick Road documented as "Mercer County Section Corner #1651", said iron pin being the northeasterly corner of Section 23, Town 5 South, Range 3 East northwesterly corner of Section 24, Town 5 South, Range 3 East, the southwesterly corner of Section 13, Town 5 South, Range 3 East, and the southeasterly corner of Section 14, Town 5 South, Range 3 East of which this is a part and marking a northeasterly corner of a tract of land described as 10 acres of land off the north end of the East One-half (1/2) of the Northeast Quarter (1/4) of Section Twenty-Three (23) part of "Tract 1" as described in a deed to Matthews Farms, LTD (O.R. 331, Page 188) and having Ohio State Plane Coordinates Northing 345,151.582 feet, Easting 1,420,105.051 feet North Zone and based upon NAD 83 (2011);

Thence with the northerly line of Section 23 and the northerly line of the Matthews Farms, LTD's aforesaid 10 acres tract N 88°55'07" W passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 1320.51 feet to a 5/8" iron pin (set) marking a northeasterly corner of a 40 acres part of "Tract 1" as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201300001875) and a southeasterly corner of a 16.82 acres "Tract 2" as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201300001875);

Thence with the easterly line of the aforesaid 16.82 acres "Tract 2" N 01°01'18" E, a distance of 1329.86 feet to a 10" by 10" concrete post (found) in the southerly line of a 68.642 acres tract as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201200007967);

Thence with the southerly line of the aforesaid 68.642 acres tract S 89°01'40" E, a distance of 331.27 feet to a 5/8" iron pin (found);

Thence with the easterly line of the aforesaid 68.642 acres tract N 00°58'14" E passing a 6" metal post (found) at 15.72 feet, a total distance of 1328.06 feet to a 5/8" iron pin (set) in the 1/2 Section Line and the southerly line of a 21.600 acres tract as described in a deed to Richard A Bricker and Beth A. Bricker (Inst. No. 201200000520), from said iron pin an 8" concrete post (found) bears N 00°58'14" E, a distance of 1.48 feet;

Thence with the southerly line of the aforesaid 21.600 acres tract and the 1/2 Section Line S 88°58'03" E passing a 5/8" iron pin (set) at 969.62 feet, a total distance of 989.62 feet to a mag nail (found) in the centerline of Kuck Road and the westerly line of Section 13, said mag nail being the northeastern corner of the Southeastern Quarter of Section 14 of which this is a part and documented at Mercer County 1/2 Section Corner #746;

Thence with the centerline of Kuck Road and the westerly line of Section 13 S 01°00'16" W, a distance of 2659.39 feet to the point of beginning, **containing 70.494 acres of land.**

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 66° 37' 30.4") between National Geodetic Survey CORS Station "OHMR" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken June 1, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2020, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-185 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

Tax Parcel I.D. #06-036100.0000 / Tax Map #06-14-400-007

Prior Instrument Reference: Deed Volume 331, Page 188, Mercer County Recorder's Records.

TRACT 3:

Situated in the **TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:**

Being a part of the Northwest Quarter (1/4) and Northeast Quarter (1/4) of Section 24, Town 5 South, Range 3 East, being all (80.873 acres) of the 80 acres tract of land described as being the North One-half (1/2) of the Northeast Quarter (1/4) of Section 24, Town 5 South, Range 3 East part of "Tract 2" and all (40.435 acres) of the 40 acres tract of land described as being the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 24, Town 5 South, Range 3 East "Tract 3" as described in a deed to Matthews Farms, LTD and recorded in Official Record 331, Page 188 of the Mercer County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (found) at the centerline intersection of Garwick Road and Mercer Auglaize County Road documented at Mercer County Section Corner #751, said mag nail being a southeasterly corner of Section 13, Town 5 South, Range 3 East, in the westerly line of Section 18, Town 5 South, Range 4 East, in the Line between Auglaize County and Mercer County, and being the northeasterly corner of Section 24, Town 5 South, Range 3 East of which this is a part and having Ohio State Plane Coordinates Northing 345,035.754 feet, Easting 1,425,400.642 feet North Zone and based upon NAD 83 (2011);

Thence with the centerline of Mercer Auglaize County Road and the westerly line of Section 18 S 01°02'49" W passing a 1" pin (found) in a Auglaize County monument box at 3.99 feet marking the intersection of Noble Road and the northwesterly corner of Section 19, Town 5 South, Range 4 East and thence continuing with the westerly line of said Section, a total distance of 1329.62 feet to a mag nail (set) marking a northeasterly corner to a 40 acres "Parcel I" as described in a deed to Kenneth Rasaweher, Trustee (Official Record 135, Page 1243);

Thence with the northerly line of the aforesaid 40 acres "Parcel I" N 88°46'05" W passing a 3" angle iron post (found) at 24.80 feet and passing a northeasterly corner to and continuing with the northerly line of what remains of an original 80 acres tract as described in a deed to Ruth M. Gray and Sharon L. McGowan (Inst. No. 201200005461), a total distance of 3971.57 feet to a 5/8" iron pin (found, bent) in the easterly line of a 59.424 acres "Parcel 2" as described in a deed to David H. Homan and Margaret A. Homan (Inst. No. 201500006237);

Thence with the easterly line of the aforesaid 59.424 acres "Parcel 2" N 01°00'23" E passing a 5/8" iron pin (found) at 1311.06 feet, a total distance of 1331.08 feet to a mag nail (found) in the centerline of Garwick Road and in the southerly line of Section 13, Town 5 South, Range 3 East;

Thence with the centerline of Garwick Road and the southerly line of Section 13 S 88°44'49" E, a distance of 3972.52 feet to the point of beginning, **containing 121.308 acres of land.**

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 66° 37' 30.4") between National Geodetic Survey CORS Station "OHMR" and McCarty Associates Geodetic Local Control Monument "2001" and derived from

GPS observations taken June 1, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2020, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-185 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

Tax Parcel I.D. #06-053200.0000 / Tax Map #06-24-200-001

Prior Instrument Reference: Deed Volume 331, Page 188, Mercer County Recorder's Records.

TRACT 4:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a part of the Northeasterly Quarter (1/4), Southeasterly Quarter (1/4), and Southwesterly Quarter (1/4) of Section 13, Town 5 South, Range 3 East, being part (106.592 acres) of the 160 acres tract of land described as being the Southwest Quarter (1/4) of Section 13, Town 5 South, Range 3 East, all (80.843 acres) of the 80 acres tract of land described as being the South One-half (1/2) of the Southeast Quarter (1/4) of Section 13, Town 5 South, Range 3 East, all (20.205 acres) of the 20 acres tract of land described as being the West One-half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 13, Town 5 South, Range 3 East, and all (40.508 acres) of the 40 acres tract of land described as being the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 13, Town 5 South, Range 3 East all part of "Tract 2" as described in a deed to Matthews Farms, LTD and recorded in Official Record 331, Page 188 of the Mercer County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (found) at the centerline intersection of Garwick Road and Mercer Auglaize County Road and Mercer Auglaize County Road documented at Mercer County Section Corner #751, said mag nail being a northeasterly corner of Section 14, Town 5 South, Range 3 East, in the westerly line of Section 18, Town 5 South, Range 4 East, in the Line between Auglaize County and Mercer County, and being the southeasterly corner of Section 13, Town 5 South, Range 3 East of which this is a part and having Ohio State Plane Coordinates Northing 345,035.754 feet, Easting 1,425,400.642 feet North Zone and based upon NAD 83 (2011);

Thence with the centerline of Garwick Road and the northerly line of Section 24 N 88°44'49" W, a distance of 4396.03 feet to a mag nail (set);

Thence with a new division line N 01°00'16" E passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 2659.76 feet to a 5/8" iron pin (set) in the southerly line of what remains of an original 80 acres tract as described in a deed to Gregory M. Homan and Tanya M. Homan (Inst. No. 201600005494) and in the 1/2 Section Line;

Thence with the southerly line of what remains of the aforesaid original 80 acres tract and the 1/2 Section Line S 88°46'14" E, a distance of 1749.95 feet to a 5/8" iron pin (set), from which an 8" wood post (found) bears S 66°48'36" E, a distance of 3.96 feet;

Thence with the easterly line of what remains of the aforesaid original 80 acres tract and the 1/2 Section Line N 01°02'23" E, a distance of 1330.96 feet to a 5/8" iron pin (set) marking a southeasterly corner of what remains of and original 80 acres tract as described in a deed to Rebecca Rasaweher, Successor Trustee (Inst. No. 201100003693) and a westerly corner of a 180.0000 acres tract as described in a deed to Ed L. Bryson, Trustee (D.B. 168, Page 568);

Thence with the line of the aforesaid 180.0000 acres tract for the next five calls:

- 1) S 88°46'14" E, a distance of 1326.10 feet to a 5/8" iron pin (set),
- 2) S 01°04'13" W, a distance of 1330.96 feet to a 5/8" iron pin (set) in the 1/2 Section Line, from which an 8" metal post (found) bears N 22°44'01" W, a distance of 6.70 feet;
- 3) N 88°46'14" W with the 1/2 Section Line passing a 6" metal post (found) at 645.60 feet, a total distance of 662.69 feet to a 5/8" iron pin (set);
- 4) S 01°03'18" W, a distance of 1330.37 feet to a 5/8" iron pin (set);
- 5) S 88°22'32" E passing a 12" by 12" concrete post (found) at 1964.89 feet, a total distance of 1986.98 feet to a mag nail (set) in the centerline of Mercer Auglaize County Road and in the westerly line of Section 18, Town 5 South, Range 4 East;

Thence with the centerline of Mercer Auglaize County Road and the westerly line of Section 18 S 01°06'20" W, a distance of 1317.49 feet to the point of beginning, **containing 248.148 acres of land.**

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 66° 37' 30.4") between National Geodetic Survey CORS Station "OHMR" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken June 1, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2020, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-185 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

Tax Parcel I.D. #06-022400.0000 / Tax Map #06-13-300-002
Part of Tax Parcel I.D. #06-022100.0000 / Part of Tax Map #06-13-300-001

Prior Instrument Reference: Deed Volume 331, Page 188, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated this 3rd day of July, 2020.

MATHEWS FARMS, LTD.

By: Mary Bob Rubenstein
Mary-Bob Rubenstein
Its Managing Member

STATE OF OHIO - COUNTY OF Hamilton ss:

Before me, a notary public in and for said County and State, personally appeared the above named **Mary-Bob Rubenstein, Managing Member of MATHEWS FARMS, LTD., an Ohio limited liability company**, who acknowledged that she did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of her personally and as such managing member.

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

Donald G. Mayer
Notary Public for Ohio
My Commission:

SEAL

DONALD G. MAYER, ATTORNEY
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822