

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 31 2020


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 31 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

 8/31/2020
Deputy Aud. Date

WARRANTY DEED*
(statutory form)

Know All Men By These Presents, that **Mark E. Houts** aka **Mark Houts**,
unmarried, of Mercer County, Grantor, for valuable consideration paid, grants with general
warranty covenants, to **Michelle E. Houts**, Grantee, whose tax mailing address will be P.
O. Box 434, Rockford, Ohio 45882, the following described real estate:

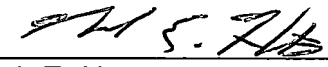
See attached legal description.

Parcel ID#: 28-000300.0100	Map #: 04-13-300-004
Parcel ID#: 30-022800.0200	Map #: 04-13-200-006
Parcel ID#: 30-001900.0000	Map #: 04-02-200-003
Parcel ID#: 06-006600.0000	Map #: 06-04-300-002
Parcel ID#: 06-012400.0201	Map #: 06-06-400-008
Parcel ID#: 06-012100.0101	Map #: 06-06-300-005
Parcel ID#: 07-066300.0100	Map #: 04-13-300-002
Parcel ID#: 25-018800.0100	Map #: 05-18-100-001

Real Estate Taxes shall be prorated to the date of the closing.

This transfers being made to effectuate the terms of the Separation Agreement
between the parties as filed in Mercer County Domestic Relations Court Case No.
20-DIS-028.

Executed this 31st day of August, 2020.


Mark E. Houts

State of Ohio

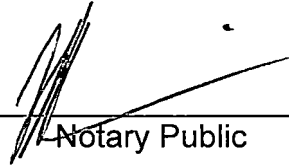
§:

County of Auglaize

The foregoing instrument was acknowledged before me this 31st day of August, 2020 by **Mark E. Houts**, unmarried.



JEFFREY P. SQUIRE
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03 R.C.



Notary Public

This Instrument prepared by and
without the benefit of a title search:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05, 5302.06 and 5302.17, Ohio Revised Code

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EXHIBIT A

Parcel One:

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

Being a parcel of land situated in Liberty Township, Mercer County, Ohio, and in the Southwest Quarter of Section 13. Town 5 South, Range 1 East, being more particularly described as follows:

Commencing at the cornerstone at the Southwest corner of said Section 13, being the Point of Beginning:

Thence North 01°01'14" E., 319.98 feet along the West line of the Southwest Quarter of said Section 13, and also being the centerline of Erastus Durbin Road to a Mag nail set;

Thence South 88°01'36" E., 319.91 feet and passing through an iron pin with cap set at 17.03 feet to an iron pin with cap set:

Thence South 01°01'14" W., 319.98 feet and passing through an iron pin with cap set at 289.98 feet to a Mag nail set;

Thence North 88°01'36" W., 319.91 feet along the South line of the Southwest Quarter of said Section 13, and also being the centerline of Frahm Pike to the Point of Beginning, containing 2.350 acres of land more or less, subject to all valid easements and rights-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 1, 2012, on file in the County Tax Map Office.

Minor Subdivision map recorded in Instrument No. 201200001442.

Parcel ID: 28.000300.0100 Map #: 04-13-300-004
Prior Instrument reference: 201200001442

Parcel Two:

Being a parcel out of the Northeast Quarter of Section 13, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the East Quarter post Section 13, T5S, R1E, Liberty Township, said point being defined by a railroad spike set on the centerline of the Township Line Road.

Thence North 89°39'59" W., on and along the half section line, 1321.92 feet to an iron pin,

Thence North 00°07'43" E., 655.19 feet to an iron pin,

Thence South 89°52'00" E., 1320.43 feet to a spike on the centerline of the Township Line Road, being the East line of Section 13,

Thence South on and along the East line of Section 13, being the centerline of Township Line Road, 659.81 feet to the Place of Beginning.

The afore described parcel contains 19.942 acres, more or less, subject to all roadways and easements of record, is part of the lands described in OR Volume 46, Page 847 and is shown as Tract "A" on a revised plat survey filed in the Mercer County Tax Map Office.

All bearings for this description were turned from the East line of Section 13, being the centerline of the Township Line Road assumed as North-South.

This description was prepared by Roy F. Thompson, Registered Surveyor #5379 from a survey completed in September 1991.

Parcel ID: 30.022800.0200 Map #: 04-13-200-006
Prior Instrument reference: 200800004307

Parcel Three:

Being the South half of the North half of the Southwest Quarter, Liberty Township, Section 13, Town 5 South, Range 1 East.

Containing 40 acres, more or less.

Parcel ID: 30.001900.0000 Map #: 04-02-200-003
Prior Instrument reference: 200400003013

Parcel Four:

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

Being a parcel of land in the West half of the Southwest Quarter of Section 4 and the Northwest Quarter of Section 9, Town 5 South, Range 3 East, being more particularly described as follows:
Commencing for reference at the corner stone at the Southwest corner of said Section 4; thence, North 00°07'44" W., along the West line of the Southwest Quarter of said Section 4 and the centerline of Hasis Road, a distance of 546.99 feet to a mine spike in the centerline of U.S. Route 33, said point being the Place of Beginning.

Thence, continuing North 00°07'44" W., along the West line of the Southwest Quarter of said Section 4, a distance of 776.30 feet to a wood corner post, said post being South 00°07'44" E., a distance of 5.40 feet from a 5/8 inch iron bar at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 4;

Thence, North 89°25'54" E., along a line of occupancy, a distance of 1330.30 feet to a point, said point being North 00°10'13" W., a distance of 13.34 feet from a 5/8 inch iron bar at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 4;

Thence, South 00°10'13" E., along the East line of the West half of the Southwest Quarter of said Section 4, a distance of 1340.37 feet to a 5/8 inch iron bar at the Southeast corner of said West half of the Southwest Quarter of Section 4;

Thence, South 00°00'07" W., along the East line of the West half of the Northwest Quarter of said Section 9 and the centerline of Bogart Road, a distance of 493.39 feet to a mine spike in the centerline of the aforementioned U.S. Route 33;

Thence, North 51°54'50" W., along the centerline of said U.S. Route 33, a distance of 1692.90 feet to a Place of Beginning, containing 39.875 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of the area by Gordon L. Geeslin, Registered Surveyor #5372, dated November 2, 1987, on file in the County Engineer's Office.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West half of the Northwest Quarter of said Section 9, Town 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the Northwest corner of said Section 9;

Thence, South 89°50'00" E., along the North line of the Northwest Quarter of said Section 9, a distance of 699.32 feet to a mine spike in the centerline of U.S. Route 33. Said point being the Place of Beginning.

Thence, continuing South 80°50'00" E., along the last described line, a distance of 631.92 feet to a 5/8 inch iron bar;

Thence South 00°00'07" W., along the East line of the West half of the Northwest Quarter of said Section 9 and the centerline of Bogart Road, a distance of 493.39 feet to a mine spike in the centerline of U.S. Route 33;

Thence, North 51°54'50" W., along the centerline of U.S. Route 33, a distance of 802.84 feet to the Place of Beginning. Containing 3.579 acres of land, more or less. Subject to easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor #5372, dated November 20, 1989, on file in the County Engineer's Office. Minor Subdivision Map filed of record in Deed Volume 312, Page 338, Mercer County Recorder's Records.

Containing after said exception 36.296 acres of land, more or less.

Parcel ID: 06.006600.0000 Map #: 06-04-300-002
Prior Instrument reference: 201300006832

Parcel Five:

Beginning at a mag nail at the Southwest corner of the Southeast Quarter of Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio;

Thence, North 00°25'24" E., along the West line of said Quarter, 1329.19 feet to an iron rod at the Northwest corner of the Southwest Quarter of said Quarter;

Thence, South 88°40'32" E., along the North line of said Southwest Quarter, 1328.36 feet to a wood post marking the Northeast corner of said Southwest Quarter;

Thence, South 00°23'31" W., along the East line of said Southwest Quarter, 1328.72 feet to a mag nail at the Southeast corner of said Southwest Quarter;

Thence, North 88°41'38" W., along the South line of said Quarter, 485.41 feet to a mag nail;

Thence, North 01°18'22" E., 417.42 feet to an iron rod, passing at 20.00 feet an iron rod;

Thence, North 88°41'38" W., 417.42 feet to an iron rod;

Thence, South 01°18'22" W., 417.42 feet to a mag nail on the South line of said Quarter, passing at 397.42 feet an iron rod;

Thence, North 88°41'38" W., along said South line, 426.25 feet to the Place of Beginning.

Containing 36.531 acres, more or less, and being part of the Southeast Quarter of Section 6, Center Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record.

0.419 acres lie within the right-of-way of Hasis Road.

The South 88°41'38" East bearing for the South line of the Southeast Quarter of Section 6 is based upon the Mercer County local Datum.

Reference is made to a survey by Warren L. Foy, Registered Surveyor #S-6381 dated January 12, 2017.

Minor Subdivision Map recorded in Instrument No. 201700000668

Parcel ID: 06.012400.0201 Map #: 06-06-400-008
Prior Instrument reference: 201700000668

Parcel Six:

Being a tract out of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter, Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section 6, T5S, R3E, Center Township, said being defined by an iron pin set over a stone corner,

Thence, West along the half section line of Section 6, also being the centerline of Tama Road, 608.48 feet to a nail set on a structure on the center of the Twelve Mile Creek.

Thence on and along the meander of the Twelve Mile Creek the following:
South 09°32'09" E., 333.15 feet to a point.

Thence, South 13°53'26" W., 178.44 feet to a point.

Thence, South 01°57'12" E., 490.96 feet to a point.

Thence, South $02^{\circ}53'20''$ W., 179.24 feet to a point.

Thence, South $24^{\circ}27'19''$ W., 131.80 feet to a point.

Thence, South $42^{\circ}16'16''$ W., 51.04 feet to a point on the South line of the Northeast Quarter of the Southwest quarter of Section 6.

Thence, continuing South $42^{\circ}16'16''$ W., 174.46 feet to a point.

Thence, South $72^{\circ}29'00''$ W., 184.80 feet to a point.

Thence, North $58^{\circ}11'34''$ W., 151.34 feet to a point.

Thence, North $55^{\circ}35'27''$ W., 185.49 feet to a point on the South line of the Northeast Quarter of the Southwest quarter of Section 6.

Thence, South $89^{\circ}59'13''$ W., along the South line of the Northeast Quarter of the Southwest Quarter of Section 6, 87.82 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of Section 6.

Thence, North $00^{\circ}22'10''$ W., along the West line of the Northeast Quarter of the Southwest Quarter of Section 6, 1329.38 feet to an iron pin on the centerline of Tama Road, also being the half section line of Section 6.

Thence, East along the half section line, 740.45 feet to the Place of Beginning.

The afore described tract contains 24.497 acres, more or less, subject to all easements of record, is part of the lands described in Deed Volume 320, Page 831, and is shown as Tract No. 1 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the half section line of Section 6, also being the centerline of Tama Road assumed as East-West.

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

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a tract out of the Northeast Quarter of the Southwest Quarter, Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 6, T5S, R3E, center Township, Mercer County, Ohio, said point being defined by a railroad spike found over a stone corner on the centerline of Tama Road.

Thence, East on and along the half section line of Section 6, also being the centerline of Tama Road, 400.00 feet to a railroad spike set,

Thence, North $00^{\circ}22'10''$ W., 380.83 feet to the Place of Beginning, and passing through an iron pin set at 360.83 feet.

The afore described tract contains 3.497 acre, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 332, Page 657, and is shown as Tract No. 3 on a plat of the survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the half section line of Section 6. being the centerline of Tama Road assumed East-West.

This description was prepared by Roy F. Thompson, Jr., Surveyor #5379.

Containing after said exception 21.000 acres of land, more or less.

ALSO:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter, Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, said point being defined by an iron pin found on the centerline of Tama Road;

Thence, East on and along the centerline of Tama Road, also being the half section line of Section 6, 131.66 feet to a nail set as the Place of Beginning.

Thence, continuing East along the half section line of Section 6, 268.34 feet to a nail set.

Thence, South $00^{\circ}22'10''$ E., 380.83 feet to an iron pin found and passing through an iron pin found at 20 feet.

Thence, West 34.34 feet to an iron pin set.

Thence, North 194.31 feet to an iron pin set.

Thence South $89^{\circ}59'10''$ W., 236.44 feet to an iron pin set.

Thence, North $00^{\circ}00'10''$ W., 186.57 feet to the Place of Beginning and passing through an iron pin set at 166.57 feet.

The afore described tract contains 1.302 acres of land, more or less, and is subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways. This parcel is shown as Parcel "A" on a Plat of Survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the North line of the Northeast Quarter of the Southwest Quarter of Section 6, being the centerline of Tama Road assumed East-West.

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

ALSO LESS AND EXCEPT THE FOLLOWING:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter, Section 6, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, said point being defined by an iron pin found at the centerline of Tama Road.

Thence South $00^{\circ}22'10''$ E., 380.83 feet to an iron pin found.

Thence Continuing South $00^{\circ}22'10''$ E., 170.01 feet to an iron pin.

Thence, East 364.58 feet to an iron pin set.

Thence, North 170.01 feet to an iron pin set.

Thence, West 365.68 feet to the Place of Beginning.

The afore described parcel of land contains 1.425 acres, more or less, and is subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

This tract of land is shown as Parcel "B" on a Plat of Survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the North line of the Northeast Quarter of the Southwest Quarter of Section 6, being the

centerline of Tama Road assumed East-West.

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

Parcel #: 06.012100.0101

Map #: 06-06-300-005

Prior Instrument reference: Vol.21, Page 790 and Vol.23, Page 220 and 222

Parcel Seven:

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

Being in the Southwest Quarter and Southeast Quarter of Section 34, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag nail found, marking the center of the Southeast Quarter of said Section 34, for the True Point of Beginning:

Thence, South 89°49'26" W., along the South line of the Northwest Quarter of the Southeast Quarter of said Section 34 and the approximate centerline of Keopple Road, a distance of 1328.58 feet to a Railroad Spike found with a Mag Nail set to the surface;

Thence, South 89°48'43" W., along the South line if the Northeast Quarter of the Southwest Quarter of said Section 34 and the approximate centerline of Keopple Road, a distance of 649.42 feet to a Mag Nail set;

Thence, North 00°03'08" E., a distance of 530.00 feet to an Iron Pin set;

Thence, North 89°48'43" E., a distance of 664.00 feet to an iron pin set;

Thence, North 00°03'08" E., a distance of 340.00 feet to an iron pin set;

Thence, South 89°48'43" W., a distance of 680.00 feet to an iron pin set;
Thence, North 00°03'08" E., along the East line of a tract recorded in Instrument #201900005279, a distance of 458.66 feet to an iron pin set;

Thence, North 89°53'48" E., along the North line of the Northeast Quarter of the Southwest Quarter of said Section 34 a distance of 669.84 feet to an iron pin set, marking the center of said Section 34;

Thence, North 89°50'35" E., along the North line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 1323.83

feet to a wood post found;

Thence, South $00^{\circ}02'17''$ W., along the East line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 1326.47 feet to the True Point of Beginning, containing 55.246 acres of land, more or less.

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

Description based on a survey by Craig W. Mescher Registered Surveyor #8237 on August 11, 2016 and is n file with the Mercer County Engineer's Office.

Parcel ID# 07-066300.0100 Map #: 02-34-400-008
Prior Instrument reference: 201600005842

Parcel Eight:

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

Commencing for reference at the corner stone at the Northwest corner of Section 18, T5S, R2E, Hopewell Township, Mercer County, Ohio, thence, East along the North line of the Northwest Fractional Quarter of said Section 18 and the centerline of Oregon Road a distance of 1299.90 feet to a railroad spike, said point being the Place of Beginning for the parcel to be conveyed by this instrument; thence continuing East along the last described line a distance of 1024.10 feet to a railroad spike; thence South $19^{\circ}56'23''$ West along the extension of the centerline of an open ditch and the centerline of said open ditch a distance of 133.82 feet to a point; thence, continuing along said centerline of said open ditch South $07^{\circ}55'51''$ West a distance of 151.68 feet to the intersection of the centerline of a second open ditch; thence, in a westerly direction along the centerline of said second open ditch, the following courses and distances: South $87^{\circ}23'33''$ West 381.85 feet to a point; South $74^{\circ}30'21''$ West 102.36 feet to a point; South $57^{\circ}45'47''$ West 104.60 feet to a point; South $78^{\circ}52'08''$ West 81.34 feet to a point; South $72^{\circ}11'01''$ West 102.33 feet to a point; North $88^{\circ}36'30''$ West 65.86 feet to a point; South $85^{\circ}46'34''$ West 143.03 feet to a point; thence, leaving said open ditch, North $00^{\circ}25'56''$ West a distance of 432.49 feet to the Place of Beginning.

Containing 7.730 acres of land, more or less, subject to all easements and tight-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor #5372, dated May 2, 1986, on file in the County Engineer's Office.

Parcel #: 25.018800.0100 Map #:05-18-100-001
Prior Instrument reference: 201800002989