

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 18 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 18 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EU
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 9-18-2020
Deputy Aud. Date

**DEED of EXECUTOR, ADMINISTRATOR, TRUSTEE,
GUARDIAN, RECEIVER or COMMISSIONER ***
(statutory form*)

**Ronald L. Schwieterman, Trustee of the Ronald L. Schwieterman
Revocable Trust dated November 23, 1988, and Karen K. Schwieterman, Trustee
of the Karen K. Schwieterman Revocable Trust dated November 23, 1988, by the
power conferred by said Trust Agreements, and every other power, grants, with
fiduciary covenants, to Ronald L. Schwieterman and Karen K. Schwieterman,
husband and wife, for their joint lives, remainder to the survivor of them, whose tax
mailing address is 7345 Clover Four Road, Celina, OH 45822, the following REAL
PROPERTY:**

TRACT I:

Situated in the Township of Franklin, County of Mercer, and State of Ohio:

Being the West half, Northeast quarter of Section 27, Town 6 South, Range 3 East,
containing 80 acres, more or less;

LESS AND EXCEPTING the following real estate:

Commencing at the southeast corner of the west half of the northeast quarter of
Section 27, Town 6 South, Range 3 East, thence west, on and along the half section
line of section 27, and the centerline of County Road 219A, a distance of 482.00 feet
to a point, said point being the place of beginning for the parcel conveyed herein;
thence north, parallel with the north-south section line, a distance of 294.00 feet to a
point; thence west, parallel with the south line of the section, a distance of 192.00 feet
to a point; thence South, 294.00 feet parallel with the north-south line of the section to
a point; thence east, on and along the south line of the section, a distance of 192.00
feet to the place of beginning. The parcel conveyed herein **containing 1.296 acres**
of land, more or less.

Containing in all 78.704 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of record;

Tax I.D. Number: 09-115000.0000 (39.864 acres); Map # 09-27-200-001
09-115000.0200 (38.840 acres); Map # 09-27-200-002

TRACT II:

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

Being the east half of the northwest quarter of Section 27, Township 6 South, Range 3 East, **containing 80 acres** of land, more or less.

EXCEPTING THE FOLLOWING: Being a Minor Subdivision situated in Franklin Township, Mercer County, Ohio, and in the northwest quarter of Section 27, Township 6 South, Range 3 East,

Being more particularly described as follows:

Commencing for reference at a P.K. nail over a stone at the West quarter post of said Section 27;

thence East 1328.96 feet along the south line of the northwest quarter of said Section 27, also being the centerline of County Road 219A, to a P.K. nail set as the TRUE POINT OF BEGINNING;

thence, continuing along the last described line 182.00 feet to a P.K. nail set;

thence, N. 00° 22' 30" W. 269.35 feet, passing through an iron pin with cap set 30.00 feet to an iron pin with cap set;

thence, West 182.00 feet, to an iron pin with cap set;

thence, S. 00° 22' 30" E. 269.35 feet, passing through an iron pin with cap set at 239.35 feet to the POINT OF BEGINNING, **containing 1.13 acres** of land, more or less subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Survey #7421, dated December 3, 1994, on file in the County Engineer's and Recorder's Office.

ALSO EXCEPTING THE FOLLOWING: Being a parcel of land in the Northwest Quarter (1/4) of Section Twenty-seven (27), Town Six (6) South, Range Three (3) East, more particularly described as follows:

Commencing at the southwest corner of the East half (½) of the Northwest Quarter of Section Twenty-seven (27), Town Six (6) South, Range Three (3) East, thence North 00° 22' 30" West on the north-south half section line, a distance of Two hundred sixty-nine and 35/100 (269.35') feet to the PLACE OF BEGINNING for the parcel to be conveyed herein; thence continuing North 00° 22' 30" West a distance of One hundred twelve and 65/100 (112.65') feet to a point on the half section line; thence East on a line parallel with the east-west half section line a distance of Seven hundred and 00/100 (700.00') feet to a point; thence South 00° 22' 30" East a distance of Three hundred eighty-two and 00/100 (382.00') feet to a point on the east-west half section line, also being the centerline of County Road 219A; thence west on and along the east-west half section line a distance of Five hundred eighteen and 00/100 (518.00') feet to the southeast corner of a 1.13 acre tract described in Deed Volume 331, at Page 385, thence North 00° 22' 30" West, along the east line of said 1.13 acre tract a distance of Two hundred sixty-nine and 35/100 (269.35') feet to a point;

thence West, along the north line of said 1.13 acre tract, a distance One hundred eighty-two (182.00') feet to the place of beginning. The above described parcel of land **containing 5.01 acres** of land, more or less;

This description prepared without benefit of survey.

Containing in all 73.860 acres of land, more or less.

Subject to all legal highways, easements and restrictions of record;

Tax I.D. Number: 09-115100.0000 (73.860 acres); Map # 09-27-100-003

TRACT III:

Situated in the Township of Franklin, County of Mercer and State of Ohio:

Situated in the Southwest quarter and the southeast quarter of Section 5, Township 7 South, Range 3 East, Franklin Township, Mercer County, Ohio and being a part of the 77.5 acre tract as described in Mercer County Deed Records Volume 282, Page 38 and being more particularly described as follows:

Beginning at a stone at the southwest corner of the southwest quarter of said section 5; thence North 0 deg. 40 min. 54 sec. East, 1800.33 feet along the west line of said southwest quarter, said west line also being the centerline of the Cassella-Montezuma Road, to a point in the centerline of the Sebastian Road, said point being witnessed by a railroad spike North 64 deg. 10 min. 43 sec. West 1.22 feet; Thence south 64 deg. 10 min. 43 sec East, 560.22 feet along the centerline of said Sebastian Road to a railroad spike at the northwest corner of a 3.019 acre tract as recorded in the Mercer County Deed Records Volume 282, Page 328; thence South 3 deg. 37 min. 58 sec. West 565.23 feet along the west line of said 3.019 acre tract, to an iron pin; thence South 88 deg. 4 min. 32 sec. East 255.15 feet along the south line of said tract to an iron pin; thence North 4 deg. 31 min. 36 sec. East 450.79 feet along the east line of said tract, to a railroad spike in the centerline of the Sebastian Road; thence South 64 deg. 10 min. 43 sec. East, 621.33 feet along the centerline of said road to a pipe; thence continuing along said centerline South 65 deg. 3 min. 45 sec. East 2753.48 feet to a railroad spike on the south line of said Section 5; thence North 89 deg. 58 min. 53 sec. West 1182.04 feet along the south line of said section, said south line also being the centerline of the Depweg Road, to a stone at the south quarter point of said section; thence continuing along said south line and centerline South 89 deg. 57 min. 47 sec. West 2654.50 feet to the point of beginning **containing 75.508 acres**, more or less, with 5.202 acres being the Depweg, Cassella-Montezuma, and Sebastian Roads right-of-way, leaving a net area of 70.306 acres and also being subject to all other legal highways and easements of record.

Containing 75.508 acres of land, more or less.

Subject to all legal highways, easements and restrictions of record.

The above description was based on a survey by Richard T. Mote, Surveyor #5552 dated December 30, 1986 filed in the Mercer County, Ohio, Tax Map Office;

Tax I.D. Number: 11-005300.0000 (75.508 acres); Map # 12-05-300-003

TRACT IV:

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

The west half of the southeast quarter of Section 33, Town 6 South, Range 3 East, **containing 80.00 acres** more or less.

Containing 80.00 acres of land, more or less.

Subject to all legal highways, easements and restrictions of record.

Tax I.D. Number: 09-134500.0000 (20.001 acres); Map # 09-33-400-001
09-134500.0200 (59.999 acres); Map # 09-33-400-004

Prior instrument reference for Tract I, II, III and IV: Instrument 200500003665; OR Book 200, Page 1339, and Instrument 200500003667, OR 200, Page 1351 Mercer County, Ohio Records;

TRACT V:

Situate in the Township of Franklin, in the County of Mercer, and State of Ohio, bounded and described as follows:

Being the East half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, **containing Eighty (80) acres of land, more or less;**

LESS AND EXCEPT One-half ($\frac{1}{2}$) acre deeded to Dale R. Klosterman by deed recorded in Volume 205, Page 215, Deed Records of Mercer County, Ohio, and more particularly described as follows:

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

Being one-half (.50) acre, more or less, out of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, and more particularly described as follows:

Beginning at a point Three Hundred Fifty (350) feet east of the northwest corner of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East; thence south One Hundred Sixty-five (165) feet to a point; thence east One Hundred Thirty-two (132) feet to a point; thence north One Hundred Sixty-five (165) feet to a point; thence west One Hundred Thirty-two (132) feet to the point of beginning, **containing One-half (.50) acre more or less**, but subject to all legal highways;

ALSO, LESS AND EXCEPT One-half ($\frac{1}{2}$) acre deeded to Glen M. Klosterman by deed recorded in Volume 212, Page 603, Deed Records of Mercer County, Ohio, more particularly described as follows:

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

Being one-half ($\frac{1}{2}$) acre, more or less, out of the east half of the Southeast Quarter of Section Twenty-seven (27), Township Six (6) South, Range Three (3) East, and more particularly described as follows:

Beginning at the northeast corner of the east half of the Southeast Quarter of Section Twenty-seven (27), thence west One Hundred Thirty-two (132) feet to a point; thence south One Hundred Sixty-five (165) feet to a point; thence east One Hundred Thirty-two (132) feet to a point on the east section line; thence north on and along the east section line to the place of beginning, **containing One-half (.50) acre more or less**, but subject to all legal highways.

ALSO, LESS AND EXCEPT: Situated in the Township of Franklin, County of Mercer and State of Ohio and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the East half of the Southeast Quarter of Section 27, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a P.K. nail at the Northeast corner of the Southeast Quarter of said Section 27; thence, West, along the North line of the Southeast Quarter of said Section 27, and the centerline of Co. Rd. 219-A, a distance of Eight Hundred Ten and 53/100 (810.53) feet to a P.K. nail. Said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence, continuing, West, along the last described line, a distance of Thirty-four and 16/100 (34.16) feet to a point; thence, South, a distance of One Hundred Sixty-five (165.00) feet to a point; thence, West, a distance of One Hundred Thirty-two (132.00) feet to a point; thence, North, a distance of One Hundred Sixty-five (165.00) feet to a point; thence, West, along the North line of the Southeast Quarter of said Section 27 and the centerline of Co. Rd. 219-A, a distance of Fourteen and 65/100 (14.65) feet to a P.K. nail; thence, South, a distance of Two Hundred Seventy and 92/100 (270.92) feet to a point; thence, East, a distance of One Hundred Eighty and 81/100 (180.81) feet to a point; thence, North a distance of Two Hundred Seventy and 92/100 (270.92) feet to the Place of Beginning. **Containing 0.625 acre of land more or less;**

The above description was based on a survey by James W. Geeslin, Survey #7764, dated June 20, 1998 filed in the Mercer County, Ohio, Tax Map Office;

ALSO, LESS AND EXCEPT: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the East half of the Southeast Quarter of Section 27, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a railroad spike at the Northeast corner of the Southeast Quarter of said Section 27; thence, South $89^{\circ} 57' 08''$ West, along the North line of the Southeast Quarter of said Section 27 and the centerline of County Road 219-A, a distance of 132.00 feet to a spindle. Said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence, continuing, South $89^{\circ} 57' 08''$ West, along the last described line, a distance of 332.41 feet to a spindle; thence, South $00^{\circ} 13' 51''$ East, a distance of 675.39 feet to a 5/8 inch iron bar; thence, North $89^{\circ} 57' 08''$ East, a distance 464.41 feet to a 5/8 inch iron bar; thence, North $00^{\circ} 13' 51''$ West, along the east line of the Southeast Quarter of said Section 27, a distance of 510.39 feet to a 5/8 inch iron bar; thence, South $89^{\circ} 57' 08''$ West, a distance of 132.00 feet to a 5/8 inch iron bar; thence, North $00^{\circ} 13' 51''$ West, a distance of 165.00 feet to the place of beginning. **Containing 6.701 acres of land more or less.**

The above description was based on a survey prepared by James W. Geeslin, Surveyor #7764, dated February 27, 2004 filed in the Mercer County, Ohio, Tax Map Office;

Containing in all after said exceptions 71.674 acres, more or less.

Tax I.D. Number: 09-115700.0000; Map #09-27-400-004

Prior instrument reference for Tract V: Instrument 201900001251, Mercer County, Ohio Records.

EXECUTED this 27th day of August, 2020.

Ronald L. Schwieterman Revocable Trust dated
November 23, 1988

By: X *Ronald L. Schwieterman*
Ronald L. Schwieterman, Trustee

Karen K. Schwieterman Revocable Trust dated
November 23, 1988

By: X *Karen K. Schwieterman*
Karen K. Schwieterman, Trustee

STATE OF OHIO, COUNTY OF AUGLAIZE, ss:

The foregoing instrument was acknowledged before me this 27th day of August, 2020, by **Ronald L. Schwieterman, Trustee of the Ronald L. Schwieterman Revocable Trust and Karen K. Schwieterman, Trustee of the Karen K. Schwieterman Revocable Trust.**

[Signature]
Notary Public

This instrument prepared without
the benefit of a title search by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law, 146 East Spring St.
St. Marys, OH 45885-2310
Telephone: (419) 394 7441



KRAIG E. NOBLE
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

* See Sections 5302.09, Ohio Revised Code

F:\Estate Planning\Schwieterman Ronald and Karen 2020\
Fid Deed - Ronald and Karen
(ken.vh)