

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 26 2020


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 26 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.

 10/26/2020
Deputy Aud. Date

WARRANTY DEED

*Know all Men by these Presents that, Seth B. Kohnen, aka Seth Kohnen, and Amanda Kohnen, husband and wife, the Grantors, for valuable consideration, do hereby **Grant, Bargain, Sell and Convey to John Dieringer, the Grantee, whose tax-mailing address is P.O. Box 413 Celina, OH 45822, his heirs, successors and assigns forever, the following described Real Estate, situated in the Township of Center, in the County of Mercer, and State of Ohio, to-wit:***

PARCEL ONE: Situate in the Township of Center, Mercer County, Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North One-half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood corner post at the North quarter point of said Section Eighteen (18); thence South 00° 35' 51" West, along the West line of the Northeast Quarter (1/4) of said Section Eighteen (18), a distance of One Hundred Thirty-six and Fourteen Hundredths (136.14) feet to a point; thence South 89° 57' 21" East a distance of Eighty-four and Twenty-six Hundredths (84.26) feet to a Five-eighths (5/8) inch iron bar; said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing South 89° 57' 21" East a distance of One Thousand Two Hundred Twenty-eight and Fifty-six Hundredths (1,228.56) feet to a Five-eighths (5/8) inch iron bar; thence South 00° 17' 56" West along the East line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eighteen (18), a distance of One Thousand Fifteen and Ninety Hundredths (1,015.90) feet to a spindle; thence North 78° 52' 05" West along the centerline of Oregon Road a distance of Thirty-nine and Thirty-one Hundredths (39.31) feet to a spindle; thence South 89° 49' 25" West along the centerline of Oregon Road a distance of Nine Hundred Fifty and Forty-five ° Hundredths (950.45) feet to a harrow tooth spike; 89° 55' 54" West along the centerline of Oregon Road a distance of Two Hundred Thirty-seven and Fourteen Hundredths (237.14) feet to a harrow tooth spike; thence South 89° 48' 15" West along the centerline of Oregon Road a distance of Sixty-one and Twenty-nine Hundredths (61.29) feet to a PK nail; thence North 70° 49' 29" West along the centerline of Oregon Road a distance of Thirty-two and Thirty-one Hundredths (32.31) feet to a spindle at the point of curvature of a curve to the right having a radius of One Hundred Twenty-three and Thirty-three Hundredths (123.33) feet and a central angle of 58° 07' 10"; thence Northwesterly along said curve to the right and the centerline of Oregon Road an arc distance of One Hundred Twenty-five and Ten Hundredths (125.10) feet to a spindle. The chord to the last described call bears North 41° 45' 53" West, One Hundred Nineteen and Eighty-one Hundredths (119.81) feet; thence North 12° 42' 19" West along the centerline of Oregon Road a distance of Two Hundred Twenty-seven and Twenty-seven Hundredths (227.27) feet to a spindle; thence North 88° 11' 52" East a distance of Two Hundred Eighty-three and Fifty-eight Hundredths (283.58) feet to a Five-eighths (5/8) inch iron bar; thence North 00° 35' 51" East a distance of One Hundred Forty-one and Fifty-three Hundredths (141.53) feet to a Five-eighths (5/8) inch iron bar; thence South 85° 00' 47" West a distance of One Hundred Seventy and Sixty-six Hundredths (170.66) feet to a Five-eighths (5/8) inch iron bar; thence North 07° 11' 16" West a distance of Seventy-six and Eighty-five Hundredths (76.85) feet to a Five-eighths (5/8) inch iron bar; thence South 81° 36' 12" West a distance of One Hundred Forty-nine and Seventy-two Hundredths (149.72) feet to a spindle; thence North 12° 42' 19" West a distance of Two Hundred Thirteen and Twenty-nine Hundredths (213.29) feet to a spindle; thence South 89° 57' 21" East a distance of Three Hundred Eleven and Eighteen Hundredths (311.18) feet to a Five-eighths (5/8) inch iron bar; thence North 00° 35' 51" East a distance of Two Hundred

Ninety-two and Sixty-two Hundredths (292.62) feet to the place of beginning, containing Thirty-one and Ninety-six Thousandths (31.096) acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated June 28, 2004, on file in the County Engineer's Office.

Grantors also convey to Grantee an easement for ingress and egress purposes formally reserved in Official Record Volume 179, Page 2257, and more particularly described as follows:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North One-half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood post at the Northwest corner of the Northeast Quarter (1/4) of said Section Eighteen (18); thence South 00°35' 51" West, along the West line of the Northeast Quarter (1/4) of said Section Eighteen (18) a distance of Six Hundred Eighty-nine and Thirty-three Hundredths (689.33) feet to a point; thence North 85° 00' 47" East a distance of One Hundred Fifty-one and Two Hundredths (151.02) feet to a Five-eighths (5/8) inch iron bar, said point being the place of beginning for the herein described parcel of land; thence South 00° 35' 51" West a distance of Ten and Ninety-three Hundredths (10.93) feet to a point; thence South 85° 24' 04" West a distance of Eighty-seven and Eighty-three Hundredths (87.83) feet to a point; thence South 82° 18' 42" West a distance of Two Hundred Twenty-two and Forty-one Hundredths (222.41) feet to a point; thence North 12° 42' 19" West, along the centerline of Oregon Road a distance of Fourteen and Twenty-six Hundredths (14.26) feet to a point; thence North 82° 20' 40" East a distance of One Hundred Forty-two and Forty-six Hundredths (142.46) feet to a Five-eighths (5/8) inch iron bar; thence North 85° 00' 47" East a distance of Nineteen and Sixty-four Hundredths (19.64) feet to the place of beginning, containing Ninety Thousandths (0.090) of an acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor No. 7764, dated January 5, 2004, and same is on file in the County Engineer's Office.

PARCEL NUMBER: 06-043700.0200

TAX MAP NUMBER: 06-18-200-009

PRIOR RECORDING: Instrument Number 200400007082, Mercer County, Ohio Recorder's Office.

PARCEL TWO: Situate in the township of Center, County of Mercer and State of Ohio, to-wit:

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

TRACT ONE: Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North Half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood corner post at the North quarter point of said Section Eighteen (18); thence South 00°35'51" West, along the West line of the Northeast Quarter (1/4)

of said Section Eighteen (18), a distance of One Hundred Thirty-six and Fourteen Hundredths (136.14) feet to a point, said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence South 89°57'21" East, a distance of Eighty-four and Twenty-six Hundredths (84.26) feet to a Five-eighths (5/8) inch iron bar; thence South 00°35'51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar; thence North 89°57'21" West, a distance of Three Hundred Forty-five and Seventy Hundredths (345.70) feet to a spindle; thence North 12°42'19" West, along the centerline of Oregon Road, a distance of One Hundred Fifty (150.00) feet to a spindle; thence South 89°57'21" East, a distance of Two Hundred Ninety-five and Ninety-five Hundredths (295.95) feet to the place of beginning.

Containing One and Two Hundred Nineteen Thousandths (1.219) acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor No. 7764, dated June 28, 2004, on file in the County Engineer's Office.

The above tract is known as Tract Two on the Minor Subdivision Plat recorded in Official Record Volume 190, Page 1865, in the Mercer County Recorder's Office.

TRACT TWO: Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North Half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood corner post at the North quarter point of said Section Eighteen (18); thence South 00°35'51" West, along the West line of the Northeast Quarter (1/4) of said Section Eighteen (18), a distance of One Hundred Thirty-six and Fourteen Hundredths (136.14) feet to a point; thence South 89°57'21" East, a distance of Eighty-four and Twenty-six Hundredths (84.26) feet to a five eighths (5/8) inch iron bar; thence South 00°35' 51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing South 00°35'51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar; thence North 89°57'21" West, a distance of Three Hundred Eleven and Eighteen Hundredths (311.18) feet to a spindle; thence North 12°42'19" West, along the centerline of Oregon Road, a distance of One Hundred Fifty (150.00) feet to a spindle; thence South 89°57'21" East, a distance of Three Hundred Forty-five and Seventy Hundredths (345.70) feet to the place of beginning.

Containing One and One Hundred Three Thousandths (1.103) acres of land, more or less, subject to all easements and right-of-way or record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor No. 7764, dated June 28, 2004, on file in the County Engineer's Office.

The above tract is known as Tract Three on the Minor Subdivision Plat recorded in Official Record Volume 190, Page 1865, in the Mercer County Recorder's Office.

PARCEL NUMBER: 06-043700.0200

TAX MAP NUMBER: 06-18-200-002

PRIOR RECORDING: Instrument Number 201800003088, Mercer County, Ohio Recorder's Office.

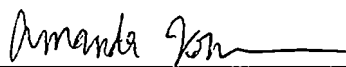
*and all the **Estate, Right, Title and Interest** of the Grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, his heirs, successors and assigns forever.*

*And the said Seth B. Kohnen, aka Seth Kohnen, and Amanda Kohnen, husband and wife, the Grantors, do **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.*

Whereof, Seth B Kohnen, aka Seth Kohnen, and Amanda Kohnen, husband and wife, the Grantors, have hereunto set their hand, this 9th day of October, in the year A.D. Two Thousand Twenty.



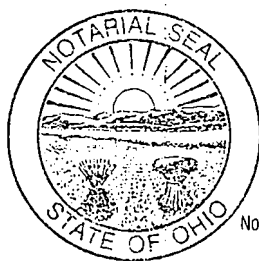
Seth B. Kohnen, aka Seth Kohnen



Amanda Kohnen

STATE OF OHIO, COUNTY OF VAN WERT, SS:

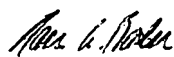
Acknowledged before me, a notary public, on this 9th day of October, 2020, by, Seth B. Kohnen, aka Seth Kohnen, and Amanda Kohnen, the Grantors, who acknowledged their signatures to be their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C



- Notary Public
My Commission Expires N/A

*This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.
No Title Search was requested of or performed by this office.*