

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 05 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 05 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 123⁹⁰
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 1-5-2021
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Gary Cletus Homan, married, of Mercer County, Ohio

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

Derek C. Broering
his heirs and assigns forever,
whose tax mailing address 3394 Carthagen Road, St. Henry, Ohio 45883

the following described real estate:

Being part of an 80 acres tract in the South half of the Southwest Quarter of Section 8, Town 7 South, Range 2 East, Granville Township, Mercer County, Ohio, and described as follows:

Commencing at a Mag Nail Found marking the Southwest Corner of Section 8; thence North 01°40'30" East along the West line of the Southwest Quarter of Section 8 and the approximate centerline of Wessel Road, a distance of One Thousand Three Hundred Thirty and Seventy-seven Hundredths feet (1330.77') to a Mag Nail Found, passing a Mag Nail Found at 1145.44'; thence South 88°46'12" East along the South line of a tract as recorded in Instrument #200500008043, a distance of Three Hundred Sixty-two and Twenty-one Hundredths feet (362.21') to an Iron Pin Found, marking the TRUE POINT OF BEGINNING; thence continuing South 88°46'12" East along the South line of a tract as recorded in Instrument #201600005340, a distance of Seven Hundred Sixty-nine and Seventy-six Hundredths feet (769.76') to a point; thence South 25°54'39" West along the centerline of an existing ditch, a distance of One Hundred Twenty-six and Ninety-nine Hundredths feet (126.99') to a point; thence South 38°32'01" West along the centerline of an existing ditch, a distance of Twenty-seven and Seventy-five Hundredths feet (27.75') to a point; thence South 75°11'22" West along the centerline of an existing ditch, a distance of Twenty-seven and Eighty-seven Hundredths feet (27.87') to a point; thence South 89°23'48" West along the centerline of an existing ditch, a distance of Six Hundred Seventy-four and Seventy-seven Hundredths feet (674.77') to a point; thence North 01°40'30" East a distance of One Hundred Sixty-six and Seventy-six Hundredths feet (166.76') to the TRUE POINT OF BEGINNING.

Containing 2.618 acres of land more or less. Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in December of 2020 and is on file with the Mercer County Engineer's Office.

This tract is an add-to only tract and does not create a separate building site.

Deed Reference: Volume 285, Page 703, Mercer County Deed Records.

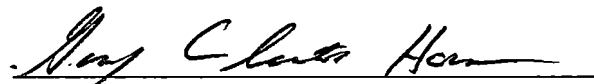
Parent
Tax ID #18-000700.0000
Tax Map #11-08-300-003

Add-To
Tax ID #18-000800.0200
Tax Map #11-08-300-006


Grantor shall pay the 2020 real estate taxes and assessments due and payable in 2021.
Grantee shall pay all real estate taxes and assessments due and payable thereafter.

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 Grantee, **Derek C. Broering**, his heirs and assigns forever. And the said Grantor, **Gary
Cletus Homan**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and
Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, the said **Gary Cletus Homan and Jane M. Homan, his
wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto
set their hands on this 31 day of December, 2020.



Gary Cletus Homan




Jane M. Homan

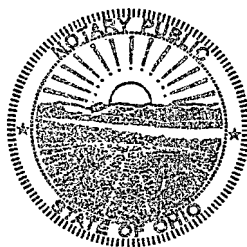
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 31 day of December, 2020, before me, the
subscriber, a notary public in and for said State, personally came **Gary Cletus Homan and Jane
M. Homan, his wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof
to be their 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



BONNIE E. STAUGLER
Notary Public, State of Ohio
My Comm. Expires Jan. 05, 2024