

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 30 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 30 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ ED
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 4.30.2021
Deputy Aud. Date

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MASON V. SCHMACKERS, a married man, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to him in hand paid by MASON V. SCHMACKERS and LAURA B. SCHMACKERS, Grantees, whose tax mailing address is 2029 Watkins Road, Fort Recovery, Ohio 45846, does hereby **Remise, Release and Forever Quit Claim** to the said MASON V. SCHMACKERS and LAURA B. SCHMACKERS, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever, the following described Real Estate:

Real estate situated in Gibson Township, Mercer County, State of Ohio, and bounded and described as follows:

Being a tract in the southwest quarter of the southwest quarter of Section 25, Township 15 North, Range 1 East, commencing at the quarter section marker at the Southwest corner of said section;

thence due east along the south section line and approximate centerline of Watkins Road a distance of 232.50 feet to a point for the true point of beginning;

thence continuing due East along the South section line and approximate centerline of Watkins Road a distance of 180.00 feet to a point;

thence due North perpendicular the South section line a distance of 242.00 feet to a point; thence due West parallel the South Section line a distance of 180.00 feet to a point;

thence due South perpendicular the South section line a distance of 242.00 feet to a point of beginning containing 1.000 acres of land more or less.

Also,

Being part of a 53.00 acre tract located in the Southwest Quarter of Section 25, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, and described as follows:

Commencing for the TRUE POINT OF BEGINNING at a P.K. nail found marking the southwest corner of the southwest quarter of said Section 25;

Thence North 01° 07' 42" East along the approximate centerline of Burville Road and west line of said section a distance of four hundred eighty-one and thirty-nine hundredths (481.39') feet to a P.K. nail;

Thence south 87° 57' 39" East a distance of four hundred fifty-two and fifty hundredths feet (452.50') to a 5/8" iron pin;

Thence south 01° 07' 42" West a distance of four hundred eighty-one and thirty-nine

hundredths feet (481.39') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section a distance of forty and zero hundredths feet (40.00') to a P.K. nail;

Thence North 02° 02' 21" East along the east line of a 1.000 acre tract as described in Vol. 328, Page 267, a distance of two hundred forty-two and zero hundredths feet (242.00') to an iron pin;

Thence North 87° 57' 39" West along the north line of said 1.00 acre tract, a distance of one hundred eighty and zero hundredths feet (180.00') to an iron pin;

Thence South 02° 02' 21" West along the west line of said 1.00 acre tract, a distance of two hundred forty-two and zero hundredths feet (242.00') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section, a distance of two hundred thirty-two and fifty hundredths feet (232.50') to the TRUE POINT OF BEGINNING, containing 4.00 acres of land more or less.

Description based on a survey by Eric C. Thomas, Registered Surveyor #7236 in December, 2001, and is on file with the Mercer County Engineer's Office.

Parcel No.: 16-025600.0100 (5.00 Acres)
Map No.: 13-25-300-004
Last Transfer: Mercer County Instrument Number 201600004471

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 privileges and appurtenances thereunto belonging, to said Grantees, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever.

Executed on this 23 day of April, 2021, by MASON V. SCHMACKERS and LAURA B. SCHMACKERS, Husband and Wife, who hereby release all right and expectancy of dower in said premises.

Mason V. Schmackers
MASON V. SCHMACKERS
Laura B. Schmackers
LAURA B. SCHMACKERS

STATE OF OHIO)
) SS:
COUNTY OF DARKE)

The foregoing instrument was acknowledged before me this 23 day of April, 2021, by MASON V. SCHMACKERS and LAURA B. SCHMACKERS.



Brittany Johns
Notary Public-State of Ohio
My Commission does not Exp.

Brittany Johns
NOTARY PUBLIC

This instrument prepared by Scott D. Rudnick, Attorney at Law, 121 West Third St., Greenville, Ohio 45331. (EXECUTED OUTSIDE THE PRESENCE OF)