

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 14 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 14 2021

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.

**K8** 10/14/2021  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT DANIEL S. BUCHAN and  
LUANNE S. BUCHAN, husband and wife, both adults, the GRANTORS, in consideration of  
One Dollar (\$1.00) and other valuable considerations to them in hand paid by BUCHAN BIG  
FARMS, LLC, an Indiana limited liability company, the GRANTEE, whose tax mailing address  
is 3333 East 600 North, Decatur, Indiana 46733, do hereby Grant, Bargain, Sell, and Convey to  
the said GRANTEE, its successors and assigns forever, the following described real estate, to-  
wit:

### SEE ATTACHED EXHIBIT A

and all the estate, right, title, and interest of the said GRANTORS in and to said premises; to  
have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said  
GRANTEE, its successors and assigns forever.

And the said GRANTORS, DANIEL S. BUCHAN and LUANNE S. BUCHAN, do  
hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that  
they will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS our hands this 5<sup>th</sup> day of May, 2021.

  
DANIEL S. BUCHAN

  
LUANNE S. BUCHAN

## **EXHIBIT A**

### **PARCEL ONE:**

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

Being a parcel out of the southwest quarter, Section 7, Town 5 South, Range 1 East. Liberty Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the southwest corner of Section 7, T5S, R1E, Liberty Township, said point being defined by a spike found at the intersection of the centerlines of the Ohio Indiana State Line Road and the Oregon Road,

Thence East, on and along the south line of Section 7, also being the centerline of the Oregon Road, one thousand nineteen and thirty-seven hundredths (1019.37) feet to a nail set,

Thence North 00 degrees 09 minutes 01 seconds west, one thousand one hundred forty-three and sixty-two hundredths (1143.62) feet to a point,

Thence South 89 degrees 54 minutes 50 seconds west, one thousand twelve and forty-four hundredths (1012.44) feet to an iron pin found on the west line of Section 7, also being the centerline of the Ohio Indiana State Line Road,

Thence South 00 degrees 11 minutes 50 seconds west, along the west line of Section 7, one thousand one hundred forty-two and eleven hundredths (1142.11) feet to the place of beginning.

The afore described parcel contains twenty-six and six hundred fifty-four thousandths (26.654) acres, more or less, subject to all roadways and easements of record, is the same lands described in deed volume 267, page 100, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the south line of Section 7, being the centerline of the Oregon Road assumed as East - West.

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

Tax Parcel No.: 30-016200.0000

Tax Map No.: 04-07-300-002

Prior Instrument No. 202000001478

### **PARCEL TWO:**

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

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Four (4) South, Range One (1) East, containing Forty (40) acres of land, more or less.

Tax Parcel No. 01-012200.0000

Tax Map No. 01-10-200-005

Prior Instrument No. 201900005013

### **PARCEL THREE:**

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the southeast quarter of Section 3, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the southeast corner of said Section 3, being the Point of Beginning;

thence N 89° 03' 11" W, 824.01 feet along the south line of the southeast quarter of said Section 3 and also being the centerline of Winkler Road to a Mag nail set;

thence N 01° 05' 41" E, 260.29 feet and passing through an iron pin with cap set at 21.45 feet to iron pin with cap set;

thence N 89° 02' 44" W, 495.02 feet to iron pin with cap set;

thence N 01° 10' 27" E, 2411.16 feet along the west line of the east half of the southeast quarter of said Section 3 to a wood cornerpost;

thence S 89° 35' 02" E, 445.00 feet along the north line of the east half of the southeast quarter of said Section 3 to a point;

thence S 55° 22' 34" E, 455.29 feet to a point;

thence S 49° 09' 49" E, 144.61 feet to a point;

thence S 49° 08' 07" E, 252.57 feet to a point;

thence S 10° 39' 58" E, 222.07 feet to a point;

thence S 30° 21' 53" E, 268.22 feet to a point;

thence S 01° 04' 27" W, 1721.68 feet along the east line of the southeast quarter of said Section 3 to the Point of Beginning, containing 70.822 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 Surveyor #7421, dated July 18, 2011, on file in the County Tax Map Office.

Parcel No. 01-002700.0000

Tax Map No. 01-03-400-002

Prior Instrument No. 201100005411

**PARCEL FOUR:**

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and being the northeast quarter of the northeast quarter of Section 10, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the northeast corner of said Section 10, being the Point of Beginning; thence S 01° 09' 20" W, 1330.03 feet along the east line of the northeast quarter of the northeast quarter of said Section 10 to a point; thence N 89° 01' 09" W, 1316.82 feet along the south line of the northeast quarter of the northeast quarter of said Section 10 and passing through an iron pin with cap set at 40.0 feet to iron pin with cap set; thence N 01° 02' 39" E, 1329.25 feet along the west line of the northeast quarter of the northeast quarter of said Section 10 to a survey marker nail set; thence S 89° 03' 11" E, 1319.41 feet along the north line of the northeast quarter of the northeast quarter of said Section 10 and also being the centerline of Winkler Road to the Point of Beginning, containing 40.235 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 Surveyor #7421, dated February 28, 2008, on file in the County Tax Map Office.

Parcel No. 01-012100.0000

Tax Map No. 01-10-200-004

Prior Instrument No. 200800001722

**PARCEL FIVE:**

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the northwest quarter of Section 11, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the north quarter post of said Section 11, being the Point of Beginning; thence S 01° 08' 43" W, 2673.30 feet along the east line of the northwest quarter of said Section 11 and also being the centerline of Jordon Road to a Mag nail found; thence N 88° 05' 22" W, 2655.94 feet along the south line of the northwest quarter of said Section 11 and also being the centerline of Lee Road to a cornerstone; thence N 01° 09' 20" E, 2660.07 feet along the west line of the northwest quarter of said Section 11 to a cornerstone; thence S 88° 22' 29" E, 331.23 feet along the north line of the northwest quarter of said Section 11 and also being the centerline of Winkler Road to a railroad spike found; thence S 01° 19' 51" W, 193.33 feet to an iron pin found; thence S 88° 21' 58" E, 356.55 feet to an iron pin found; thence N 01° 23' 58" E, 193.38 feet to a railroad spike found; thence S 88° 22' 29" E, 1967.32 feet along the north line of the northwest quarter of said Section 11 and also being the centerline of Winkler Road to the Point of Beginning, containing 160.981 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 Surveyor #7421, dated February 28, 2008, on file in the County Tax Map Office.

Parcel No. 01-013900.0000

Tax Map No. 01-11-100-003

Prior Instrument No. 200800001721

STATE OF OHIO:  
COUNTY OF VAN WERT: SS:

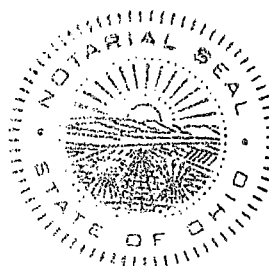
**This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.**

On this 5<sup>th</sup> day of May, A.D., 2021, before me a Notary Public in and for said County, personally came DANIEL S. BUCHAN and LUANNE S. BUCHAN, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.



-Notary Public

This instrument prepared by:  
Attorney Charles F. Koch  
KOCH LAW OFFICES  
106 West Main Street  
Van Wert, Ohio, 45891



CHARLES F. KOCH  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

This deed was prepared without the benefit of a title search by this office, as one was not requested by the Grantors or Grantee.