

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 2 2 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 2 2 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ **ET**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 12/22/2021
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Patricia A. Green, unmarried, of Mercer County, Ohio

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

Patricia A. Green, Trustee of the Green Family Trust uad December 20, 2021

her successors and assigns forever

whose tax mailing address is 215 Hillcrest Avenue, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Number Nine Hundred Fourteen (914) in Restful Acres Third Addition, as shown on the plat thereof to the Village of Coldwater, recorded in Plat Book 9, Page 26 in the Recorder's Office of Mercer County, Ohio, subject to all conditions, restrictions and easements of record.

Deed Reference: Instrument #201900002846, Mercer County Recorder's Office.

Tax ID #05-131000.0000

Tax Map #08-27-382-006

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

Being in the South One-half (1/2) of the Northwest Quarter (1/4) of Section Thirty-five (35), Town Five (5) South, Range One (1) East. **LESS AND EXCEPT THEREFROM the following described tract:** Beginning at a Section stone point "A", the West Quarter (1/4) post of Section Thirty-five (35), Town Five (5) South, Range One (1) East at the centerline intersection of the "Mud Pike" and the "Burrville Road"; thence North 0°30' West on and along the centerline of the "Burrville Road" (West line of Section Thirty-five (35)) a distance of Seven Hundred (700.00) feet to a point, "B"; thence South 89°47' East a distance of Three Hundred Seventy-five (375.00) feet to an iron pipe, point "C"; thence South 0°30' East a distance of Seven Hundred (700.00) feet to a point, "D", set in the centerline of the "Mud Pike"; thence North 89°47' West on and along the centerline of the "Mud Pike" (East and West Half Section Line of Section Thirty-five (35)) a distance of Three Hundred Seventy-five (375.00) feet to point "A", the place of beginning, **with said exception containing Six and Two-Hundredths (6.02) acres of land, more or less, and containing in the parcel herein conveyed Seventy-three and Ninety-eight Hundredths (73.98) acres of land, more or less, subject to all legal highways and easements of record.**

Subject, however, to all conditions, covenants, reservations, restrictions and easements of record.

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

Being a part of Parcel #28-015100.0000 (Prior Deed Referenced in Instrument #201100006238) and being a part of the South half of the Northwest Quarter of Section 35, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, more particularly described as follows:

Commencing at an Existing Mag Nail at the Southwest Corner of the Northwest Quarter of Section 35; thence S 88°33'04" E with the S line of the Northwest Quarter of Section 35 (centerline of Mud Pike Road), 1,036.35' to a Mag Nail set at the Point of Beginning, thence the following courses:

1. N 01°26'56" E, 272.68' to a set #5 Rebar, passing a #5 Rebar set at 30.00';
2. S 88°33'04" E, 453.38' to a set #5 Rebar;
3. S 01°26'56" W, 272.68' to a Mag Nail set on the S line of the Northwest Quarter of Section 35 (centerline of Mud Pike Road), passing a set #5 Rebar at 242.68';
4. N 88°33'04" W with said fractional section line, 453.38' to the Point of Beginning.

The above described parcel **contains 2.838 acres**, more or less, of which 0.312 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Mercer County Local Datum in which the South line of the northwest quarter of Section 35, centerline of Mud Pike Road, is S 88°33'04" E. This legal description and accompanying plat represent an actual boundary survey complete under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 29, 2015. All markers called for above are in place.

CONTAINING AFTER SAID EXCEPTIONS 71.142 ACRES, MORE OR LESS.

Grantor for herself and her heirs, executors, administrators and assigns hereby reserves the following easement for purposes of ingress and egress:

Being a part of Parcel #28-015100.0000 (Prior Deed Referenced in Instrument #201100006238) and being a part of the south half of the Northwest Quarter of Section 35, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, more particularly described as follows:

Commencing at an Existing Mag Nail at the southwest corner of the Northwest Quarter of Section 35; thence S 88°33'04" E with the S line of the Northwest Quarter of Section 35 (centerline of Mud Pike Road), 1,479.73' to the Point of Beginning; thence the following courses:

1. N 01°26'56" E, 272.68' to a point;
2. S 88°33'04" E, 10.00' to a set #5 Rebar;
3. S 01°26'56" W, 272.68' to a Mag Nail set on the S line of the Northwest Quarter of Section 35 (centerline of Mud Pike Road), passing a set #5 Rebar at 242.68';
4. N 88°33'04" W with said fractional section line, 10.00' to the Point of Beginning.

The above described parcel **contains 0.063 acres**, more or less, for the purpose of Ingress/Egress Easement.

The system of bearings for this legal description is based on the Mercer County Local Datum in which the South line of the Northwest Quarter of Section 35, centerline of Mud Pike Road, is S 88°33'04" E. This legal description and accompanying plat

represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 29, 2015. All markers called for above are in place.

Deed Reference: Instrument #201100006238 and Instrument #201400005350, Mercer County Recorder's Office.

Tax ID #28-015100.0000
Tax Map #04-35-100-005

Grantee shall pay the real estate taxes and assessments due and payable in February, 2022 and 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, **Patricia A. Green, Trustee**, his successors and assigns forever. And the said Grantor, **Patricia A. Green**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Patricia A. Green, unmarried**, who hereby releases all her right and expectancy of dower in the premises, has hereunto set his hand on this 20th day of December, 2021.

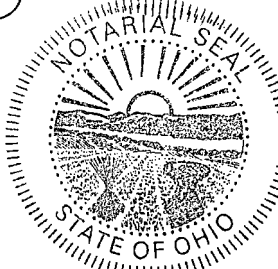
Patricia A. Green
Patricia A. Green

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 20th day of December, 2021, before me, the subscriber, a notary public in and for said State, personally came **Patricia A. Green, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.

Judy A. Koesters
Notary Public



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.