

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 25 2022

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 25 2022

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 14.00  
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 3-25-2022  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL F. EICHER and CLARA N. EICHER, married to each other and both adults, the GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by SETH SECAUR, the GRANTEE, whose tax mailing address is 2322 Rockford West Road, Rockford, OH 45882, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEE, his heirs and assigns forever, the following described real estate:

Being a part of Parcel #01-018400.0000 and being a part of the W ½ of the SE ¼ of Section 14, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio (Prior Deed Referenced in Instrument #202000000691), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of the SE ¼ of Section 14; thence S 88°-03'-55" E with the N line of the SE ¼ of Section 14 (centerline of Rockford West Road), 654.80' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 88°-03'-55" E with said fractional section line, 33.54' to an existing Mag Nail;
2. S 01 °-50'-13" W, 156.00' to an existing #5 Rebar, passing an existing #5 Rebar at 30.00';
3. S 88°-03'-50" E, 198.00' to an existing #5 Rebar;
4. S 01 °-50'-13" W, 71.47' to an existing #5 Rebar;
5. N 88°-03'-55" W, 231.54' to a set #5 Rebar;
6. N 01°-50'-13" E, 227.47' to the POINT OF BEGINNING, passing a #5 Rebar set at 197.47'.

The above described parcel contains 0.500 acres, more or less, of which 0.023 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 Ohio State Plane - North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on December 14, 2021. All markers called for above are in place.

Parent Map Number: 01-14-400-005  
Parent Tax Number: 01-018400.0000

Add-to Tax Number: 01-018300.0000  
Add-to Map Number: 01-14-400-002

Prior Transfer: Instrument No. 202000000691

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 GRANTEES, their successors and assigns forever.

And the said GRANTORS, PAUL F. EICHER and CLARA N. EICHER, 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 23 day of March, 2022.

Paul F. Eicher  
PAUL F. EICHER

Clara N. Eicher  
CLARA N. EICHER

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 23 day of March, A.D., 2022, before me a Notary Public in and for said County, personally came PAUL F. EICHER and CLARA N. EICHER, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.



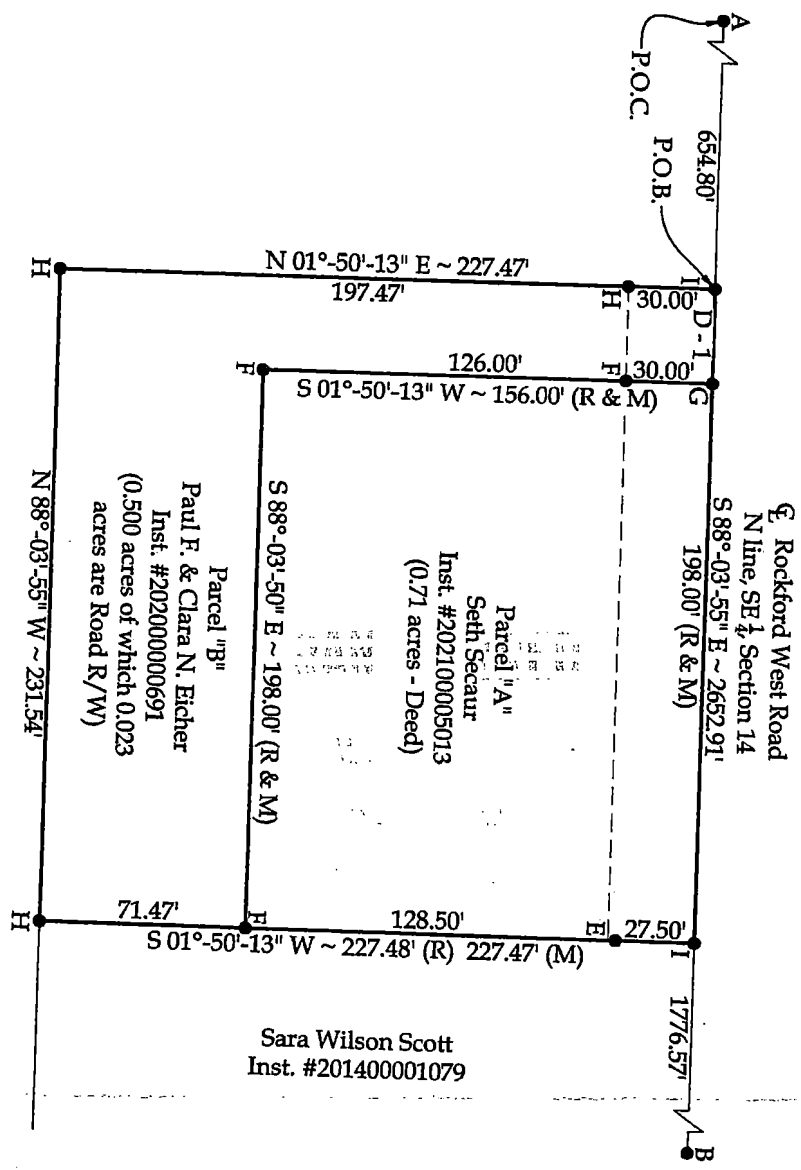
**Claire L. White**  
ATTORNEY AT LAW

Notary Public in and for the State of Ohio  
My Commission Does Not Expire  
SEC 147.03 O.R.C.

Claire L. White  
-Notary Public

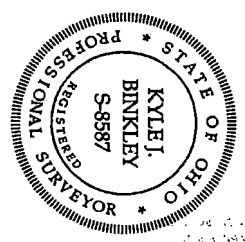
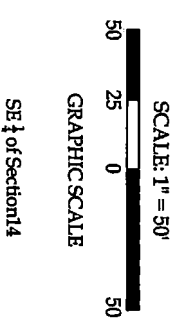
Survey of Parcel #01-018300.0000 & 01-018400.0000 and being a part of the W 1/2 of the SE 1/4 of Section 14, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio.  
(Prior Deeds Referenced in Inst. #202000000691 & 202100005013)

Distance Data  
D - 1 = 33.54'  
Parcel 'A + B'  
Total - 1.209 acres of which  
0.159 acres are Road R/W



Legend

- A = Existing Monument Box at the NW corner of the SE 1/4 of Section 14
- B = Existing Monument Box at the NE corner of the SE 1/4 of Section 14
- C = Existing Monument Box at the SW corner of the SE 1/4 of Section 14
- D = Existing Monument Box at the SE corner of Section 14
- E = Existing 1/2" Iron Pipe
- F = Existing #5 Rebar
- G = Existing Mag Nail
- H = Set #5 Rebar
- I = Set Mag Nail



This plat and accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on December 14, 2021.

Kyle J. Binkley, P.S. #8587

NOTE: All distances on this plat are measured unless otherwise noted.  
Paul F. & Clara N. Eicher  
Inst. #202000000691

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

Surveys Referenced

- Gordon Geeslin 3/28/1986
- Kent Marbaugh 1/30/2014
- Binkley Land Surveying, LLC 12/16/2020

**Binkley**  
LAND SURVEYING LLC  
121 W. Audigize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: Paul Eicher			
SURVEYED BY: T.E.W./T.J.S.	DATE: 12-14-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 50'	PAGE: 1	OF: 1	PAGES: 3