

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Apr 29 2022
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Apr 29, 2022
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

EU

Exemption/Conveyance Fee \$0.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Apr 29, 2022
Deputy Aud. Date

QUITCLAIM DEED

Know all Men by these Presents that Neil J. Boeckman, and Gina K. Boeckman, aka Gina Boeckman, fka Gina K. Brookhart, husband and wife, the Grantors, for valuable consideration, do hereby Remise, Release and Forever Quit Claim to, Neil J. Boeckman and Gina K. Boeckman, Trustees, of the Neil J. Boeckman Living Trust dated April 14, 2022, and any amendments thereto, and to the Gina K. Boeckman and Neil J. Boeckman, Trustees, of the Gina K. Boeckman Living Trust dated April 14, 2022, and any amendments thereto. The Grantees, whose tax-mailing address is 8647 U.S. 127, Celina, Ohio 45822, their successors and assigns forever, the following described Real Estate, situated in the Townships of Hopewell, Dublin and Center, in the County of Mercer, State of Ohio, to-wit:

Parcel One:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the northeast quarter of Section 11, Township 5 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a survey pin found at the North Quarter Post of said Section 11-

Thence, South 88° 49' 36" East, along the north line of the northeast quarter of said Section 11 and the centerline of Fast Road, a distance of 1655.16 feet to a Mag nail set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument-

Thence, continuing, South 88° 49' 36" East, along the last described line, a distance of 982.64 feet to a Mag nail found-

Thence, South 01° 36' 33" West, along the east line of the northeast quarter of said Section 11, a distance of 2660.64 feet to a 5/8 inch iron bar set-

Thence, North 88° 44' 04" West, along the south line of the northeast quarter of Section 11, a distance of 982.63 feet to a 5/8 inch iron bar set-

Thence, North 01° 36' 33" East, a distance of 2659.06 feet to the place of beginning. Containing 60.000 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated February 16, 2018. On file in the County Engineer's Office.

Tax Number: 24-002000.0100

Map Number: 05-11-200-005

Prior Recording: Instrument # 201800001368, Mercer County Ohio Records Office

Parcel Two:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the southeast quarter of Section 33, and also the southwest quarter of Section 34, Township 4 South, Range 2 East being more particularly described as follows:

Commencing at a cornerstone at the north quarter post of the southwest quarter of said Section 34, being the Point of Beginning;

Thence S 00° 08' 19" E, 930.41 feet along the east line of the northwest quarter of the southwest quarter of said Section 34 and also being the centerline of Eichar Road to a mag nail set;

Thence S 89° 56' 29" W, 1516.23 feet and passing through iron pins with caps set at 25.00 feet and at 1491.68 feet to a point;

Thence N 12° 55' 14" E, 349.52 feet along the approximate centerline of an open ditch to a point;

Thence N 14° 18' 57" W, 70.74 feet along the approximate centerline of an open ditch to a point;
Thence N 35° 54' 23" VV, 638.07 feet along the approximate centerline of an open ditch to a point:

Thence N 89° 42' 16" E, 501.28 feet along the north line of the northeast quarter of the southeast quarter of said Section 33 and passing through an iron pin with cap set at 22.46 feet to an iron pin found;

Thence N 89° 51' 21" E, 1326.25 feet along the north line of the northwest quarter of the southwest quarter of said Section 34 to the Point of Beginning, **containing 33.412 acres** of land more or less, of which 5.104 acres are in Section 33 and 28.308 acres are in Section 34, 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 September 7, 2007, on file in the County Engineer's Office. Subject to all easements and right-of-way of record.

Containing 33.412 acres, more or less.

Tax Number: 07-066000.0101

Map Number: 02-34-300-005

Prior Recording: Instrument # 201900005346, Mercer County Ohio Records Office

Parcel Three:

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

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, and in the north half of Section 10, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing at a P.K. nail at the north quarter post of said Section 10, being the Point of Beginning;

Thence S 01° 38' 32" W, 2008.30 feet along the east line of the northwest quarter of said Section 10 and passing through an iron pin with cap set at 18.00 feet to an iron pin with cap set;

Thence S 88° 26' 50" E, 1324.50 feet to an iron pin with cap set;

Thence S 01° 37' 57" W, 657.73 feet along the east line of the west half of the northeast quarter of said Section 10 to an iron pin with cap set;

Thence N 88° 26' 51" W, 1324.51 feet along the south line of the northeast quarter of said Section 10 and passing through an iron pin with cap set at 1159.61 feet to a point, being the center of said Section 10;

Thence N 88° 13' 01" W, 585.92 feet along the south line of the northwest quarter of said Section 10 to an iron pin with cap set;

Thence N 01° 33' 19" E, 2664.57 feet and passing through an iron pin with cap set at 2646.57 feet to a Mag nail set;

Thence S 88° 21' 35" E, 589.96 feet along the north line of the northwest quarter of said Section 10 and also being the centerline of Fast Road to the Point of Beginning, containing 55.974 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 W. Marbaugh, Registered Surveyor #7421, dated January 14, 2010, on file in the County

Tax Number: 25-016200.0100

Tax Map: 05-10-100-003

Prior Instrument Reference: 201000000680, Mercer County Ohio Records Office

Parcel Four:

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

Being the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Town Four (4) South, Range Two (2) East, containing Forty (40) acres of land, more or less, subject to all legal highways and easements of record.

Tax Number: 07-065000.0000

Tax Map: 02-33-400-001

Prior Instrument Reference: 201900005346, Mercer County Ohio Records Office

Parcel Five:

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

Being the South One-fourth (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Town Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, containing Forty (40) acres of land, more or less, subject to all roadways and easements of record imposed thereon.

This description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Tax Number: 24-004900.0000

Tax Map: 05-13-200-001

Prior Instrument Reference: Volume 21 Page 618, Mercer County Ohio Recorder's Office

Parcel Six:

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the west half of the Northwest quarter of Section 19, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar found at the Northwest corner of said Section 19;

thence South 01°38'31" West, along the West line of the Northwest quarter of said Section 19 and the centerline of U.S. Route 127, a distance of 1478.29 feet to a Mag nail set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing South 01°38'31" West, along the last described line, a distance of 498.65 feet to a Mag nail set;

thence South 88°21'32" East, a distance of 349.11 feet to a 5/8 inch iron bar found;

thence South 01°38'43" West, a distance of 291.25 feet to a 5/8 inch iron bar found;

thence North 88°22'01" West a distance of 349.10 feet to a Mag nail set;

thence South 01°38'31" West, along the West line of the Northwest quarter of said Section 19 and the centerline of U.S. Route 127, a distance of 394.95 feet to a Mag nail set;

thence South 88°26'42" East along the South line of the Northwest quarter of said Section 19, a distance of 1408.97 feet to a 5/8 inch iron bar set;

thence North 01°38'18" East along the East line of the West half of the Northwest quarter of said Section 19, a distance of 1184.91 feet to a 5/8 inch iron bar set;

thence North 88°26'42" West, a distance of 1408.89 feet to the Place of Beginning.

Containing 35.991 acres of land, more or less, subject to all easements and right of way of record.

Tax Number: 06-045300.0000

Tax Map: 06-19-100-001

Prior Instrument Reference: 202100007273, Mercer County, Ohio Records Office

This transaction shall be subject to a restricted covenant whereby grantees agree that the above-described tract shall not be subdivided into building lots and shall be maintained as farm land, for at least five (5) years, following the recording of this deed.

Parcel Seven:

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

Being the North One-half ($\frac{1}{2}$) of the Southeast Quarter of Section Thirteen (13), Town Five (5) South, Range Two (2) East, containing Eighty (80) acres of land, more or less, subject to all legal highways and easements of record.

Tax Number: 24-005700.0000

Tax Map: 05-13-400-001

Prior Instrument Reference: Vol 334, Page 801, Mercer County, Ohio Records Office

*and all the **Estate, Right, Title and Interest** of, the Grantors, in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging to said*

and all the **Estate, Right, Title and Interest** of, the 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.

Whereof, Neil J. Boeckman and Gina K. Boeckman, aka Gina Boeckman, fka Gina K. Brookhart, husband and wife, the Grantors, have here unto set their hands, this 14th day of April, in the year A.D. Two Thousand Twenty-Two.



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

Neil J. Boeckman
Neil J. Boeckman

Gina K. Boeckman
Gina K. Boeckman

STATE OF OHIO, COUNTY OF VAN WERT, SS:

Acknowledged before me, a notary public, on this 14th day of April, 2022, by, Neil J. Boeckman and Gina K. Boeckman, the Grantors, who acknowledged their signatures to be their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

Aaron M. Baker
Notary Public – State of Ohio
My Commission Expires N/A

This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.
No title search was requested of or performed by this office.