

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

Jan 24 2023  
MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

Jan 24, 2023  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

ED

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 Jan 24, 2023  
Deputy Aud. Date

## QUITCLAIM DEED

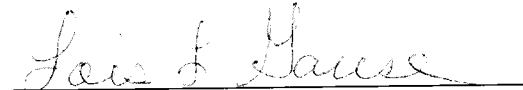
*Know all Men by these Presents That Lois L. Gause, an unmarried widow, the Grantor, for valuable consideration, does hereby **Remise, Release and Forever Quit Claim** to Tabitha S. Bolton, Trustee, Lois L. Gause Irrevocable Trust, dated January 12, 2023, the Grantee, whose tax-mailing address is 3390 Purdy Road, Rockford, Ohio 45882, her successors and assigns forever, the following described **Real Estate**, situated in the Township of Blackcreek, County of Mercer, and State of Ohio, to-wit:*

See description attached hereto.

Large Lot Division Survey recorded in Instrument #201900002191  
Parcel No. 01-036900.0100  
Map No. 01-28-300-003  
Property Address: 1041 State Route 707, Rockford, Ohio 45882  
Prior Recording: Instrument #201900002191, 202200005246, & 202300000157  
Mercer County, Ohio Recorder's Office

*and all the **Estate, Right, Title and Interest** of the Grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, her successors and assigns forever.*

***Whereof**, the said Lois L. Gause, an unmarried widow, the Grantor, has hereunto set her hand this 12<sup>th</sup> day of January in the year A.D. Two Thousand Twenty-three.*

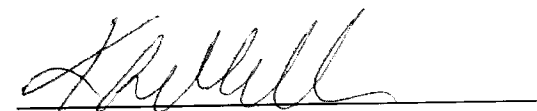
  
Lois L. Gause

**STATE OF OHIO, COUNTY OF VAN WERT, SS:**

*Acknowledged before me, a notary public, on this 12<sup>th</sup> day of January 2023, by Lois L. Gause, the Grantor, who acknowledged her signature to be her voluntary act and deed. This is an acknowledgement. No oath or affirmation was administered to the signer with regard to this notarial act.*



KERI L. MCCLURE  
Attorney At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.

  
- Notary Public

*This instrument was prepared by Keri L. McClure, Keister & Baker, LLC, Attorneys-at-Law.*

**RDS FARMS SURVEY DESCRIPTION**

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the southwest quarter of Section 28 Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the southwest corner of said Section 28, being the Point of Beginning;

thence N 01° 44' 04" E, 347.09 feet along the west line of the southwest quarter of said Section 28 and also being the centerline of Grauberger Road to a Mag nail set;

thence S 88° 20' 52" E, 627.52 feet and passing through an iron pin with cap set at 18.87 feet to an iron pin with cap set;

thence S 01° 44' 04" W, 347.09 feet and passing through an iron pin with cap set at 321.96 feet to a Mag nail set;

thence N 88° 20' 52" W, 627.52 feet along the south line of the southwest quarter of said Section 28 and also being the centerline of State Route 707 to the Point of Beginning, containing 5.000 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated April 5, 2019, on file in the County Tax Map Office.