

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
Feb 08 2023  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
Feb 08, 2023  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**EN**  
  
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 Feb 08, 2023  
Deputy Aud. Date

## ***QUITCLAIM DEED***

***Know all Men by these Presents that James E. Bransteter, and Kathleen S. Bransteter, aka Kathleen Bransteter, husband and wife, the Grantors, for valuable consideration, do hereby Remise, Release and Forever Quit Claim to James E. Bransteter and Kathleen S. Bransteter, Trustees, or their successors in trust, under the James E. Bransteter Family Living Trust, dated January 19, 2023, and any amendments thereto, and Kathleen S. Bransteter and James E. Bransteter, Trustees, or their successors in trust, under the Kathleen S. Bransteter Family Living Trust, dated January 19, 2023, and any amendments thereto. The Grantees, whose tax-mailing address is 8212 Linn Road, Celina, Ohio 45822, their successors and assigns forever, the following described **Real Estate**, situated in the Townships of Liberty, Dublin and Blackcreek, in the County of Mercer, State of Ohio, to-wit:***

### **PARCEL ONE:**

Being part of an 80 acres tract in the North half of the Southeast Quarter of Section 17, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and described as follows:

Commencing at a Mag Spike Found marking the Southeast Corner of Section 17;  
Thence North 01° 11' 40" East along the East line of the Southeast Quarter of Section 17 and the approximate centerline of Linn Road, a distance of one thousand three hundred thirty-one and seventy-nine hundredths feet (1331.79') to a Mag nail Set, marking the **TRUE POINT OF BEGINNING;**

Thence North 88° 40' 15" West along the North line of a tract as recorded in Instrument #202100002801, a distance of two thousand six hundred sixty-two and twenty-one hundredths feet (2662.21') to a point;

Thence North 01° 15' 06" East along the West line of the Southeast Quarter of Section 17, a distance of one thousand three hundred thirty-nine and twenty-three hundredths feet (1339.23') to a Wood Post Found;

Thence South  $88^{\circ} 29' 33''$  East along the North line of the Southeast Quarter of Section 17, a distance of two thousand six hundred sixty and ninety hundredths feet (2660.90') to a Mag Spike Found;

Thence South  $01^{\circ} 11' 40''$  West along the East line of the Southeast Quarter of Section 17 and the approximate centerline of Linn Road, a distance of one thousand three hundred thirty and ninety-five hundredths feet (1330.95') to the **TRUE POINT OF BEGINNING**, containing **81.574 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.  
Previous Deed Reference: Instrument #202100002801  
Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2021 and is on file with the Mercer County Engineers Office.

AND ALSO:

Being part of a 40.477 acres tract and a 31.835 acres tract in the South half of the Southeast Quarter of Section 17, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and described as follows:

Commencing at a Mag Spike Found at the Southeast Corner of Section 17, marking the **TRUE POINT OF BEGINNING**;

Thence North  $88^{\circ} 39' 32''$  West along the South line of the Southeast Quarter of Section 17 and the approximate centerline of Frahm Pike Road, a distance of five hundred seventy-six and thirty-two hundredths feet (576.32') to a Mag Nail Set;

Thence North  $01^{\circ} 17' 28''$  East along the East line of a tract as recorded in Instrument #200000000739, a distance of two hundred thirty-five and eighty-one hundredths feet (235.81') to a point;

Thence North  $87^{\circ} 10' 57''$  West along the North line of a tract as recorded in Instrument #200000000739, a distance of two hundred twenty-one and fifty-seven hundredths feet (221.57') to an Iron Pin Set;

Thence South  $01^{\circ} 17' 40''$  West along the West line of a tract as recorded in Instrument #200000000739, a distance of two hundred forty-one and fifty-two hundredths feet (241.52') to a Mag Nail Set;

Thence North  $88^{\circ} 39' 32''$  West along the South line of the Southeast Quarter of Section 17 and the approximate centerline of Frahm Pike Road, a distance of one thousand three hundred sixty- two and seventy-four hundredths feet (1362.74') to a Railroad Spike Found;

Thence North 01° 10' 58" East along the East line of tract as recorded in Instrument #200200004951, a distance of six hundred eighty-five and sixty-eight hundredths feet (685.68') to an Iron Pin Found;

Thence North 88° 29' 42" West along the North line of tracts as recorded in Instrument #200200004951 and Instrument #201400005466, a distance of five hundred two and fifteen hundredths feet (502.15') to a point;

Thence North 01° 15' 06" East along the West line of the Southeast Quarter of Section 17, a distance of six hundred forty-four and twelve hundredths feet (644.12') to a point;

Thence South 88° 40' 15" East along the North line of a tract as recorded in Instrument #202100002801, a distance of two thousand six hundred sixty-two and twenty-one hundredths feet (2662.21') to a Mag Nail Set;

Thence South 01° 11' 40" West along the East line of the Southeast Quarter of Section 17 and the approximate centerline of Linn Road, a distance of one thousand three hundred thirty-one and seventy-nine hundredths feet (1331.79') to the **TRUE POINT OF BEGINNING**, containing **72.264 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2021 and is on file with the Mercer County Engineers Office.

PARCEL NUMBER: 30-027900.0000

MAP NUMBER: 04-17-400-001

PRIOR RECORDING: Instrument #202100006051, 202100006052

**PARCEL TWO:**

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

Being the North one-half of the Southeast Quarter of Section Twenty (20), Town Five (5) South Range One (1) East, containing eighty (80) acres of land, more or less, but subject to all legal highways.

LESS AND EXCEPT: Situated in the Township of Liberty, County of Mercer and State of Ohio, Commencing at the Southeast corner of the North half of the Southeast Quarter, Section 20, Town 5 South, Range 1 East, said point being defined by a spike found on the centerline of the Linn Road; thence North, on and along the East line of Section 20, also being the centerline of the Linn Road, Seven Hundred Twenty-three and Forty-three

Hundredths (723.43) feet to a spike set as the place of beginning; thence West, Four Hundred Fifty (450.00) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet; thence North One Hundred Fifty (150.00) feet to an iron pin set; thence East, Four Hundred Fifty (450.00) feet to a spike set on the East line of Section 20, also being the centerline of the Linn Road and passing thru an iron pin set at Four Hundred Twenty (420.00) feet; thence South along the East line of Section 20, One Hundred Fifty (150.00) feet to the place of beginning. Containing One and Five Hundred Forty-nine Thousandths (1.549) acres, more or less.

All bearings for this survey description were turned from the East line of Section 20, also being the centerline of the Linn Road assumed as North-South.

Subject to all legal highways, easements and restrictions of record.

Containing 78.451 acres, more or less.

PARCEL NUMBER : 30-033100-0100

MAP NUMBER : 04-20-400-001

PRIOR RECORDING: #202100006051; #202100006052; Vol. 312, Pg. 390; Vol. 331, Pg. 261

**PARCEL THREE:** An undivided one-half (1/2) interest in the following:

TRACT ONE:

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

Being One Hundred Sixty-two (162) acres of land, more or less, off of the East end of the Southwest Quarter of Section 18, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, with said Southwest Quarter of said Section being a fractional Section, subject to all legal highways and easements of record.

LESS AND EXCEPT THE FOLLOWING:

Commencing at the East Quarter stone of said Section 18, at the intersection of the centerlines of Rockford West Road and Now Road; thence with the centerline of Rockford West Road South 88° 0' West 3,275.49 feet to a point, with said point being the place of beginning for this description; thence on a line perpendicular to the centerline of Rockford West Road South 2° 0' East 283 feet to a point; thence on a line parallel with the centerline of Rockford West Road South 88° 0' West 195 feet to a point; thence on a line perpendicular with the centerline with Rockford West Road North 2° 0' West 283 feet to the centerline of Rockford West Road; thence with the centerline of Rockford West Road North 88° 0' East 195 feet to the place of beginning, containing 1.267 acres of land, more or less, and subject to all legal highways.

ALSO LESS AND EXCEPT THE FOLLOWING:

Commencing at a survey marker nail at the center of said Section 18; thence North 88° 44' 06" West, 811.52 feet along the North line of the Southwest Quarter of said Section 18 and also being the centerline of Rockford West Road to a MAG nail set as the Point of Beginning; thence South 01° 15' 54" West, 283.00 feet and passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set; thence North 88° 44' 06" West, 189.00 feet to an iron pin with cap set; thence North 01° 15' 54" East, 283.00 feet and passing through an iron pin with cap set at 253.00 feet to a MAG nail set; thence South 88° 44' 06" East, 189.00 feet along the north line of the southwest quarter of said Section 18 and also being the centerline of Rockford West Road to the Point of Beginning, containing 1.228 acres of land more or less, subject to all valid easements and right-of-way.

Containing 159.505 acres, more or less, after said exceptions.

Subject to an easement for for ingress and egress over the following property (as set forth in Instrument #200300009669):

Commencing at a survey marker nail at the center of said Section 18; thence North 88° 44' 06" West, 791.52 feet along the north line of the Southwest Quarter of said Section 18 and also being the centerline of Rockford West Road to a point being the point of beginning; thence South 01° 15' 54" West, 283.00 feet to a point; thence North 88° 44' 06" West, 20.00 feet to an iron pin with cap set; thence North 01° 15' 54" East, 283.00 feet and passing through an iron pin with cap set at 253.00 feet to a MAG nail set; thence South 88° 44' 06" East, 20 feet along the north line of the southwest quarter of said Section 18 and also being the centerline of Rockford West Road to the point of beginning, covering 5,660 square feet 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 12, 2003, on file in the County Engineer's Office.

TRACT TWO:

The following described Real Estate, situated in the Township of Dublin, in the County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Southwest fractional quarter of Section 18 Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a Monument box at the center of said Section 18;

thence N 88°44'06"W, 920.06 feet along the north line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to a Mag nail set as the Point of Beginning;

thence S 01°40'00"W, 170.48 feet and passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set;

thence S 88°20'00"E, 69.85 feet to an iron pin with cap set;

thence S 01°20'35"W, 111.99 feet to an iron pin with cap set;

thence N 88°43'39"W, 148.99 feet to and iron pin with cap set;

thence N 01°14'41"E, 282.94 feet and passing through an iron pin with cap set at 252.94 feet to a Mag nail set;

thence 88°44'06"E, 80.59 feet along the North line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to the Point of Beginning, containing 0.698 acres of land more or less, subject to all valid easements and rights-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated May 24, 2019, of file in the County Tax Map Office.

**TOGETHER WITH THE FOLLOWING EASEMENT FOR INGRESS AND EGRESS:**

Being an easement for ingress and egress situated in Dublin Township Mercer County, Ohio, and in the Southwest fractional quarter of Section 18 Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a Monument box at the center of said Section 18; thence N 88°44'06"W, 791.65 feet along the North line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to a point, being the Point of Beginning;

thence S 01°15'08"W, 282.97 feet to a point;

thence N 88°43'39"W, 59.97 feet to a point;

thence N 01°20'35"E, 31.52 feet to a point;

thence S 89°48'01"E, 39.93 feet to a point;

thence N 01°15'08"E, 60.31 feet to a point;

thence N 89°48'01"W, 39.83 feet to a point;

thence N 01°20'35"E, 20.00 feet to a point;

thence S 89°48'01"E, 39.80 feet to a point;

thence N 01°15'08"E, 170.39 feet and passing through an iron pin with cap set at 140.39 feet to a Mag nail set;

thence S 88°44'06"E, 20.00 feet along the North line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to the Point of Beginning; encompassing 7,729.5 square feet of land more or less, subject to all valid easements and rights-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor # 7421, dated May 24, 2019, on file in the County Tax Map Office.

ALSO SUBJECT TO THE FOLLOWING EASEMENT FOR INGRESS AND EGRESS:  
Being an easement for ingress and egress situated in Dublin Township, Mercer County, Ohio and in the Southwest fractional quarter of Section 18 Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a Monument box at the center of said Section 18;

Thence N 88°44'06"W, 920.06 feet along the North line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to a Mag nail set as the Point of Beginning;

Thence S 01°40'00"W, 170.48 feet and passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set;

Thence N 88°20'00"W, 25.00 feet to a point;

Thence N 01°40'00"E, 170.31 feet to a point;

Thence S 88°44'06"E, 25.00 feet along the North line of the Southwest fractional quarter of said Section 18 and also being the centerline of Rockford West Road to the Point of Beginning, encompassing 4,259.8 square feet of land more or less, subject to all valid easements and rights-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated May 24, 2019, on file in the County Tax Map Office.

PARCEL NUMBER: 07-036400 .0000

MAP NUMBER: 02-18-300-004

PRIOR RECORDING: Instrument #200300009669; #201900004535

**PARCEL FOUR:** An undivided one-half (1/2) interest in the following:

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

Being a tract out of the West half, Southeast Quarter, Fractional Section 18, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section 18, said point being defined by a nail set on the Half Section Line, also being the centerline of Rockford-West Road; thence South 00° 05' 48" East, along the half section line Two Thousand Six Hundred Thirty-eight and Eighty-one Hundredths (2638.81) feet to an existing corner post at the South Quarter point of Section 18, as the place of beginning; thence South 89° 47' 05" East, along the South line of Section 18, Six Hundred Twenty-eight and Fifteen Hundredths (628.15) feet to the center of an open ditch and passing thru an iron pin set at Six Hundred Twelve and Sixty-five Hundredths (612.65) feet, and passing along the lands described in Deed Volume 239, Page 669; thence North 05° 02' 55" East, along the center of an open ditch, Nine Hundred Seventy-eight and Thirty-one . Hundredths (978.31) feet to a point at the intersection with another open ditch; thence North 75° 06' 03" West along the open ditch, Seven Hundred Forty-one and Twelve Hundredths (741.12) feet to the Half Section Line of Section 18; thence South 00° 05' 48" East, along the Half Section Line, One Thousand One Hundred Sixty-two and Seventy-one Hundredths (1162.71) feet to the place of beginning.

The afore described tract contains Sixteen and Five Hundred Eighty-three Thousandths (16.583) acres, more or less, subject to all easements of record, is part of the lads described in Deed Volume 310, Pages 529 and 531, and is shown as Tract No. 2 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the Half Section Line of Section 18, also being the centerline of the Rockford-West Road assumed as East-West.

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

PARCEL NUMBER: 07-036700.0100

MAP NUMBER: 02-18-400-006

PRIOR RECORDING: Instrument 200300009669

**PARCEL FIVE:** An undivided one-half (1/2) interest in the following:

Situated in the Northwest Quarter Section 31, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, being all of a 82.5 acre tract as described in Official Record Volume 147, Page 2160, of said County Deed Records and being more particularly described as follows;



Beginning at the northwest corner of said Northwest Quarter, being a 5/8" iron pin found; Thence along the northerly line of said northwest quarter, S.88°32'38"E., a distance of 1193.00 feet to a 5/8" iron pin found at the northwest corner of a 3.5 acre tract as described in Official Record Volume 2009, Page 2855; Thence running along said 3.5 acre tract on the following two (2) courses and distances: 1. S.01°25'42"W., a distance of 674.60 feet to a 6" wood post found; 2. S.88°32'38"E., a distance of 226.00 feet to a 6" wood post found; Thence along the easterly line of said 82.5 acre tract, S.01°25'42" W., a distance of 1976.25 feet to a 5/8"iron pin set at the southeast corner of said 82.5 acre tract; Thence on the south line of said tract, N.88°43'34"W., a distance of 1419.00 feet to a mag nail set in the west line of said northwest quarter, passing a 5/8" iron pin set at 1389.00 feet; Thence along said west line, N.01°25'42"E., a distance of 2655.37 feet to the Point of Beginning: Containing 82.927 acres, more or less, over which 1.829 acre are in the right of way of Ohio Indiana State Line Road and 0.094 acre are in S.R. 707 and being subject to all legal highways, rights-of-way, easements, restriction , covenants, and/or conditions of record.  
The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in March of 2018.

PARCEL NUMBER: 01-040700.0000

MAP NUMBER: 01-31-100-001

PRIOR RECORDING: Instrument 201800002076

## **PARCEL SIX**

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

Commencing at the Southeast corner of the North half of the Southeast Quarter, Section 20, Town 5 South, Range 1 East, said point being defined by a spike found on the centerline of the Linn Road; thence North, on and along the East line of Section 20, also being the centerline of the Linn Road, Seven Hundred Twenty-three and Forty-three Hundredths (723.43) feet to a spike set as the place of beginning; thence West, Four Hundred Fifty (450.00) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet; thence North One Hundred Fifty (150.00) feet to an iron pin set; thence East, Four Hundred Fifty (450.00) feet to a spike set on the East line of Section 20, also being the centerline of the Linn Road and passing thru an iron pin set at Four Hundred Twenty (420.00) feet; thence South along the East line of Section 20, One Hundred Fifty (150.00) feet to the place of beginning. Containing One and Five Hundred Forty-nine Thousandths (1.549) acres, more or less.

All bearings for this survey description were turned from the East line of Section 20, also being the centerline of the Linn Road assumed as North-South.

Subject to all legal highways, easements and restrictions of record.

PARCEL NUMBER: 30-033100-0000

MAP NUMBER: 04-20-400-002

PRIOR RECORDING: Instrument #202100006060; #202100006061

**PARCEL SEVEN**

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

Being the North One-half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Town Five (5) South, Range One (1) East, containing Eighty (80) acres of land, more or less, subject to all legal highways and easements of record imposed thereon.

PARCEL NUMBER 30-022000.0000

MAP NUMBER : 04-12-300-001

PRIOR RECORDING: Instrument #202100006060; #202100006061

**PARCEL EIGHT**

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

Being the north half of the northwest quarter of Section 12, Town 5 South, Range 1 East, containing eighty (80) acres, more or less, but subject to all easements of record imposed thereon and legal highways.

Last transfer of record appears in Volume 184, Page 1369 of the Mercer County, Ohio, Official Records.

PARCEL NUMBER 30-021800.0000

MAP NUMBER: 04-12-100-001

PRIOR RECORDING: Instrument #201200003613; #200400003171

**PARCEL NINE**

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

Being the South one-half (1/2) of the Northwest Quarter (1/4) of Section Sixteen (16), Town Five (5) South, Range One (1) East, Liberty Township, Mercer County, Ohio, containing eighty (80.00) acres of land, more or less, subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways, etc.

This tract is subject to an Easement dated November 29, 2003, to the Mercer County, Ohio, Commissioners for a five (5.00) feet right of way Easement for Highway right of way, as shown in OR Volume 178, Page 774.

**EXCEPTING THE FOLLOWING:**

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

Being ten (10) acres, out of the south half (S ½) of the Northwest Quarter (NW ¼) Section 16, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and described as follows:

Beginning at the center of Section 16, T5S, R1E, Liberty Township, Mercer County, Ohio; thence North 00 Degrees 20 Minutes 00 Seconds West, along the North-South half section line, Six Hundred Sixty (660.00) feet to a point; thence West Six Hundred Sixty (660.00) feet to a point; thence South 00 Degrees 20 Minutes 00 Seconds East, Six Hundred Sixty (660.00) feet to the East-West half section line, also being on the centerline of the Bollenbacher Road, to a point; thence East on and along the half section line, also being the North line of the lands described in Instrument 200800000029, Six Hundred Sixty (660.00) feet to the place of beginning.

The afore described land is part of the lands described in Instrument 200800006978, contains ten (10) acres, more or less, and subject to all right of ways and easements of record and shown on a plat of survey filed in the Mercer County Tax Map Office.  
This description prepared by Roy F. Thompson Jr., Surveyor #5379.

Leaving after said exception 70 acres, more or less.

PARCEL NUMBER 30-026300.0000

MAP NUMBER: 04-16-100-003

PRIOR RECORDING: Instrument #200900000544; #200900000703

**PARCEL TEN**

Being the Southwest quarter (1/4) of Section Twenty-one (21), Town Five (5) South, Range One (1) East, Liberty Township LESS AND EXCEPT the following described parcel:

Commencing at the Southwest corner of said Section Twenty-one (21), with said corner being defined by a railroad spike set flush with and on the centerline of Linn Road; thence North 1° 00' East on and along the centerline of the Linn Road, said centerline also being the West line of Section Twenty-one (21), a distance of Five Hundred Thirty-six and Thirty-eight

Hundredths (536.38) feet to a railroad spike; thence South 88° 27' East along an existing fence a distance of One Thousand Three Hundred Twelve (1,312) feet to a point in the center of Mercer County Ditch 628, which is also known as the Linn Ditch; thence South 88° 32' East along an existing fence a distance of Six Hundred Sixty and Seventy-seven Hundredths (660.77) feet to a corner post; thence South 0° 29' West a distance of Five Hundred Thirty-five and Eighty-seven Hundredths (535.87) feet to a corner post on the South line of Section Twenty-one (21); thence North 88° 46' West along an existing fence on the South line of Section Twenty-one (21) a distance of; One Thousand Thirty-seven and Eighteen Hundredths (1,037.18) feet to a point on the centerline of the Linn Ditch; thence continuing along the south line of said. Section Twenty-one (21) North 88° 12' West Nine Hundred Forty and Ninety Hundredths (940.90) feet to the place of beginning, containing in said Exception Twenty-four and Forty Hundredths., (24 .40) acres of land, more or less.

Containing in the tract conveyed herein One Hundred Thirty-five and Six Tenths (135.6) acres of land, more or less, subject to all legal highways and easements of record.

PARCEL NUMBER 30-034100.0000

MAP NUMBER: 04-21-300-001

PRIOR RECORDING: Vol. 265, Pg. 876; Vol. 265, Pg. 880

#### **PARCEL ELEVEN**

Being the East half of the Southeast quarter of Section 8, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and containing 80 acres of land, more or less.

#### **LESS AND EXCEPT THE FOLLOWING:**

Being a tract out of the Southeast quarter (SE 1/4), Section 8, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of Section 8, Town 5 South, Range 1 East, Liberty Township, said corner being defined by a spike found at the intersection of the centerlines of the Oregon Road and the Linn Road,

Thence West on and along the centerline of Oregon Road, also being the South line of Section 8, Five Hundred Eighty-seven and Seventy-six Hundredths (587.76) feet to a spike as the place of beginning,

Thence North 00°00'20" East, Two Hundred Ninety-two and Sixty- four Hundredths (292.64) feet to an iron pin set, and passing thru an iron pin set at Thirty (30.00) feet,  
Thence West, Seven Hundred Forty-two and Seven Hundredths (742.07) feet to an iron pin set,

Thence South 00°15'20" East, Two Hundred Ninety-two and Sixty- four Hundredths (292.64)

feet along the lands described in Deed Volume 270, Page 351 and Volume 299, Page 47, to a spike set on the centerline of the Oregon Road, also being the South line of Section 8, and passing thru an iron pin set at Two Hundred Sixty-two and Sixty-four Hundredths (262.64) feet,

Thence East on the South line of Section 8, also being the centerline of the Oregon Road, Seven Hundred Forty and Seventy- four Hundredths (740.74) feet to the place of beginning.

The afore described tract contains Four and Nine Hundred Eighty- one Thousandths (4.981) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 213, Page 156 and 158, and is shown on a plat of survey filed with the Mercer County Engineer.

The Grantees have dedicated additional land North of and adjacent to the existing right of way of the Oregon Road to create a Thirty (30.00) foot right of way along this parcel.

All bearings for this survey description were turned from the South line of Section 8 having an assumed bearing of East-West.

This description was prepared by Roy F. Thompson Jr., Registered Surveyor 5379.  
Containing after said exception 75.019 acres of land, more or less.

PARCEL NUMBER 30-017800.0000  
MAP NUMBER: 04-08-400-003  
PRIOR RECORDING: Vol. 322, Pg. 372

## **PARCEL TWELVE**

Situated in the Township of Liberty, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being the West one-half (1/2) of the Southwest Quarter (1/4) of Section Nine (9), Town Five (5) South, Range One (1) East, Liberty Township, Mercer County, Ohio, containing eighty (80.00) acres of land, more or less, subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways and all taxes and assessments imposed thereon.

PARCEL NUMBER 30-018400.0000  
MAP NUMBER: 04-09-300-001  
PRIOR RECORDING: Instrument #201100005293

### PARCEL THIRTEEN

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

Being a tract out of the West Half, Southeast Quarter, Fractional Section 18, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the center of Section 18, said point being defined by a nail set on the Half Section Line, also being the centerline of the Rockford-West Road; thence East on and along the Half Section Line, Eight Hundred Sixty Seven and Seventy-Nine Hundredths (867.79) feet to a spike found; thence South  $00^{\circ}04'10''$  East, One Hundred Seventy-Seven (177.00) feet to an iron pipe found; thence East, Four Hundred Sixty and Seventy Hundredths (460.70) feet to an iron pin set on the East line of the West Half of the Southeast Quarter of Section 18, and passing along the lands described in Deed Volume 228, Page 146, and Volume 264, Page 33; thence South  $00^{\circ}04'10''$  East, Two Thousand Four Hundred Sixty-Six and Seventy-Eight Hundredths (2466.78) feet to a concrete base of a corner post, and passing along the lands described in Deed Volume 305, Page 447; thence North  $89^{\circ}47'05''$  West, Six Hundred Ninety-Nine and Eleven Hundredths (699.11) feet to the center of an open ditch and passing thru an iron pin set at Six Hundred Eighty-Three and Sixty-One Hundredths (683.61) feet, and passing along the lands described in Deed Volume 239, Page 669; thence North  $05^{\circ}02'55''$  East, along the center of the open ditch, Nine Hundred Seventy-Eight and Thirty-One Hundredths (978.31) feet to the intersection with another open ditch; thence North  $75^{\circ}06'03''$  West, along the center of the open ditch, Seven Hundred Forty-One and Twelve Hundredths (741.12) feet to the Half Section Line of Section 18; thence North  $00^{\circ}05'48''$  West, along the Half Section Line, One Thousand Four Hundred Seventy-Six and Ten Hundredths (1476.10) feet to the place of beginning, and passing thru an iron pin set at One Thousand Four Hundred Forty- Six and Ten Hundredths (1446.10) feet.

The aforescribed tract contains Sixty-Two and Sixty-One Thousandths (62.061) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 310, Page 529, and 531, and is shown as Tract No. 1 on a Plat of Survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the Half Section Line of Section 18, also being the centerline of the Rockford-West Road assumed as East-West.

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

PARCEL NUMBER 07-036700.0000

MAP NUMBER: 02-18-400-005

PRIOR RECORDING: Vol. 312, Pg. 639

**PARCEL FOURTEEN**

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

Being a tract out of the East half (E½) of the Northeast Quarter (NE¼), Section 6, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the northeast corner of Section 6, T5S, R1E, Liberty Township, Mercer County, Ohio, said point being defined by an iron pin set over the stone corner at the intersections of the centerlines of the Strable Road and State Route 49,

Thence, north 89 degrees, 30 minutes, west, along the north line of Section 6 and also being the centerline of the Strable Road, Six hundred Fifty-three and nine hundredths (653.09) feet to a spike as the place of beginning,

Thence continuing North 89 degrees, 30 minutes, 00 seconds West, Six hundred sixty-six and seventy-eight hundredths (666.78) feet to a spike.

Thence South 00 degrees, 33 minutes, 04 seconds West, One thousand eight hundred twenty three and fifty-four hundredths (1823.54) feet to an existing corner post,

Thence South 88 degrees, 57 minutes, 56 seconds East, One thousand one hundred six and seventy-seven hundredths (1106.77) feet to an existing corner post,

Thence North 00 degrees, 30 minutes, 32 seconds East, One thousand two hundred eighty and sixty-five hundredths (1280.65) feet to a point,

Thence North 89 degrees 43 minutes, 18 seconds West, Twenty-two and forty-four hundredths (22.44) feet to a point,

Thence North 00 degrees, 30 minutes, 32 seconds East, Eighty-nine and seventy- six hundredths (89.76) feet to a point,

Thence North 89 degrees, 43 minutes, 18 seconds West, Four hundred seventeen and seventy three hundredths (417.73) feet to an iron pin,

Thence North 00 degrees, 42 minutes, 09 seconds East, Four hundred sixty-five and sixteen hundredths (465.16) feet to the place of beginning.

The afore described tract contains Forty-one and seven hundred four thousandths (41.704) acres, more or less, subject to all highways and easements of record. The parcel is the same lands as last described in the Mercer County Record of Deeds Volume 116, Page 498, Vol.

132, Page 392, Vol. 218, Page 119 and is shown on a plat of survey filed in the Mercer County Engineer's Office.

All bearings for this parcel were turned off of the north line of Section Six (6) established as North 89 degrees, 30 minutes, 00 seconds west on previous surveys.

This description prepared by Roy F. Thompson, Jr., Reg. Surv. No. 5379.

ALSO:

Being a tract out of the East half (E 1/2 ) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>), of Section 6, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the northeast corner of Section Six (6), T5S, R1E, Liberty Township, said point being defined by an iron pin over a stone corner at the intersection of the centerlines of the Strable Road and State Route 49,

Thence, South 00 degrees, 30 minutes, 32 seconds West, Nine hundred Five and Eighteen hundredths (905.18) feet to a point as the point of beginning,

Thence North 89 degrees, 18 minutes, 12 seconds West, One hundred forty one and fifty hundredths (141.50) feet to an iron pin, passing thru an iron pin set at Thirty (30.00) feet on the right of way line of State Route 49,

Thence North 00 degrees, 30 minutes, 32 seconds East, Fifteen (15.00) feet to an iron pin,

Thence North 89 degrees, 18 minutes, 12 seconds West, Seventy-three ( 73.00) feet to an iron pin,

Thence South 00 degrees, 30 minutes, 32 seconds West, One hundred sixty nine and seventy hundredths (169.70) feet to a cross cut in a concrete slab,

Thence South 89 degrees, 28 minutes, 56 seconds East, Fifty-two and sixty- six hundredths (52.66) feet to an iron pin,

Thence North 01 degree, 28 minutes, 33 seconds East, Forty-nine and fifty-one hundredths (49.51) feet to an iron pin,

Thence South 89 degrees, 28 minutes, 56 seconds East, One hundred sixty one (161.00) feet to. a point on the East line of Section 6, ALSO being the centerline of State Route 49, and passing thru an iron pin set at One hundred thirty-one (131.00) feet on the right of way line of State Route 49,



Thence North 00 degrees, 30 minutes, 32 seconds East, One hundred four and fifty three hundredths (104.53) feet to the point of beginning.

The afore described tract contains Six hundred two thousandths (0.602) acres, more or less, subject to all highways and easements of record, is the same lands last described in the Mercer County Record of Deed, Volume 120, Page 250, and shown on a plat of survey filed in the Mercer County Engineers Office.

This description, based on a field survey, corrects discrepancies found to exist between adjacent properties.

All bearings in this description were turned from the centerline of State Route 49, also being the East line of Section 6, established as South 00 degrees, 30 minutes, 32 seconds west on this survey.

EXCEPTING THE FOLLOWING:

Being a parcel out of the northeast quarter, Section 6, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio and also being within the unincorporated Village of Chattanooga, Ohio and more particularly described as follows:

Commencing at the northeast corner of Section 6, T5S, R1E, Liberty Township, said corner being defined by an iron pin found on the centerline of the Strable Road,

Thence South 00 degrees, 30 minutes, 32 seconds West, along the East line of Section 6, also being on the centerline of State Route 49, Nine hundred five and eighteen hundredths (905.18) feet to a point as the place of beginning,

Thence North 89 degrees, 18 minutes, 12 seconds West, One hundred forty-one and fifty hundredths (141.50) feet to an iron pin found and passing thru an iron pin found at Thirty (30.00) feet,

Thence North 00 degrees, 30 minutes, 32 seconds East, Fifteen (15.00) feet to an iron pin found,

Thence North 89 degrees, 18 minutes 12 seconds West, Seventy-three (73.00) feet to an iron pin found,

Thence continuing North 89 degrees, 18 minutes, 12 seconds West, One hundred twenty-eight (128.00) feet to a point,

Thence South 00 degrees, 30 minutes, 32 seconds, West, Two hundred sixty and eighty hundredths (260.80) feet to a point,

Thence South 89 degrees, 18 minutes, 12 seconds East, One hundred twenty-eight (128.00)

feet to a point and passing thru an iron pin set at One hundred twenty-four and ninety-seven (124.97) feet,

Thence North 00 degrees, 30 minutes, 32 seconds East, Ninety-one and ten hundredths (91.10) feet to a point and passing thru an iron pin found at Forty-five and ten hundredths (45.10) feet,

Thence South 89 degrees, 28 minutes, 56 seconds East, fifty-two and sixty-six hundredths (52.66) feet to an iron pin found,

Thence North 01 degree, 28 minutes, 33 seconds East, Forty-nine and fifty-one hundredths (49.51) feet to an iron pin found,

Thence South 89 degrees, 28 minutes, 56 seconds East, One hundred sixty-one (161.00) feet to a point on the East line of section 6, also being the centerline of state Route 49 and passing thru an iron pin found at one hundred thirty-one (131.00) feet,

Thence North 00 degrees, 30 minutes, 32 seconds East, one hundred four and fifty-three (104.53) feet to the place of beginning.

The afore described parcel contains One and three hundred sixty-eight thousandths (1.368) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 323, Page 110 and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this description were turned from the east line of Section 6, also being the centerline of State Route 49 established as North 00 degrees, 30 minutes, 32 seconds East on previous surveys.

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

**ALSO EXCEPTING THE FOLLOWING:**

Being part of the Northeast Quarter, Section 6, Town 5 South, Range 1 East, Liberty Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the Northeast corner of Sec. 6, T5S, R1E, Liberty Township, said point being defined by an iron pin found at the intersection of the centerlines of the Strable Road and State Route 49,

Thence north 89 degrees 30 minutes 00 seconds west, along the north line of the northeast quarter of section 6, six hundred fifty-three and seven hundredths (653.07) feet to a nail found as the place of beginning,

Thence south 00 degrees 42 minutes 09 seconds west, along the lands described in deed volume 262 page 757, four hundred sixty-five and sixteen hundredths (465.16) feet to an iron pin set,

Thence south 89 degrees 43 minutes 18 seconds east, four hundred seventeen and seventy-three hundredths (417.73) feet to an iron pin found,

Thence south 00 degrees 30 minutes 32 seconds west, eighty-nine and seventy-six hundredths (89.76) feet to an iron pin found,

Thence north 89 degrees 30 minutes 00 seconds west, five hundred sixty-eight and three hundredths (568.03) feet to a point,

Thence north 00 degrees 42 minutes 09 seconds east, five hundred fifty-three and thirty hundredths (553.30) feet to a nail set on the north line of the northeast quarter of section 6, being the centerline of the Strable Road, and passing thru an iron pin set at five hundred thirty-seven and twenty-two hundredths (537.22) feet,

Thence south 89 degrees 30 minutes 00 seconds east, along the north line of the northeast quarter of section 6, one hundred fifty (150.00) feet to the place of beginning.

The afore described parcel contains two and seven hundred fifty-nine thousandths (2.759) acres, more or less, subject to all roadways and easements of record, and is part of the lands described in deed volume 323 page 101 and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the north line of the northeast quarter of section 6, being the centerline of the Strable Road having a bearing of north 89 degrees 30 minutes 00 seconds west.

This description was prepared by Roy P. Thompson, Jr., reg, sur, #5379

Leaving after said exceptions 38.179 acres, more or less.

PARCEL NUMBER 30-014600.0000

MAP NUMBER: 04-06-226-001

PRIOR RECORDING: Vol. 323, Pg. 104; Vol. 325, Pg. 34; Vol. 52, Pg. 205

#### **PARCEL FIFTEEN**

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

Being the East half ( $\frac{1}{2}$ ) of the Northeast quarter( $\frac{1}{4}$ ) of Section Nineteen (19), Town Four (4) South, Range Two (2) East, containing Eighty (80) acres, more or less, in Dublin Township, Mercer County, Ohio,

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Commencing at the East Quarter Post of Section 19, T4S, R2E, Dublin Township, Mercer County, Ohio, said point being defined by an iron pin found at the intersection of the centerline of the Wilson Road and the Now Road;

Thence West on and along the half section line of Section 19, also being the centerline of The Wilson Road, One Hundred Forty-five and Thirty-seven Hundredths (145.37) feet to a nail set as the place of beginning; thence North  $00^{\circ} 09' 52''$  West, Two Hundred Thirty-four and Seventy-four Hundredths (234.74) feet to an iron pin set and passing thru an iron pin set at Twenty (20.00) feet; thence South  $89^{\circ} 59' 132''$  West, One Hundred Sixty and Six Hundredths (160.06) feet to an iron pin set; thence South  $00^{\circ} 10' 45''$  East, Fifty-eight and Thirty-three Hundredths (58.33) feet to an iron pin set; thence South  $89^{\circ} 59' 13''$  West, Sixty-four and Thirty Seven Hundredths (64.37) feet to an iron pin set; thence South  $00^{\circ} 10' 45''$  East, One Hundred Seventy-six and Thirty-six Hundredths (176.36) feet to a nail set on the half section line of Section 19, being the centerline of The Wilson Road and passing thru an iron pin set at One Hundred Fifty-six and Thirty-six Hundredths (156.36) feet; thence East on and along the centerline of The Wilson Road, being the half section line of Section 19, Two Hundred Twenty-four and Thirty-seven Hundredths (224.37) feet to the place of beginning.

The afore described parcel contains One and One Hundred Twenty-three Thousandths (1.123) acres, more or less, subject to all roadways and easements of record and is shown on a plat of survey filed with Mercer County Engineer.

All bearings for this survey description were taken from the half section line of Section 19, being the centerline of The Wilson Road assumed as East-West.

This description was prepared by Roy F. Thompson Jr., Reg. Sur. #5379. Containing after said exception 78.877 acres of land, more or less.

Subject to a driveway ingress/egress easement set forth in Instrument Number 2010000006955.

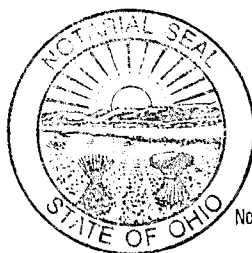
PARCEL NUMBER: 07-037200.0000

MAP NUMBER: 02-19-200-002

PRIOR RECORDING: Instrument #201000006955

*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**, James E. Bransteter and Kathleen S. Bransteter, husband and wife, the said Grantors, have here unto set their hands, this 19th day of January in the year A.D. Two Thousand Twenty-Three.*



AARON M. BAKER  
ATTORNEY AT LAW

NOTARY PUBLIC  
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

James E. Bransteter  
James E. Bransteter

Kathleen S. Bransteter  
Kathleen S. Bransteter

**STATE OF OHIO, COUNTY OF MERCER, SS:**

*Acknowledged before me, a notary public, on this 19th day of January, 2023, by James E. Bransteter and Kathleen S. Bransteter, husband and wife, 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 11/1

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