

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 31 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 31 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EM
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 7/31/2023
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Keller Farms, an Ohio General Partnership, by and through all its Partners, Daniel R. Keller and Heidi J. Keller (Certificate of Partnership recorded in Instrument #202300000015), of Mercer County, Ohio

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

**Luke R. Keller and Jayne A. Keller, Co-Trustees of the Luke R. Keller Trust uad
April 23, 1992 (undivided one-half interest)**

and

**Luke R. Keller and Jayne A. Keller, Co-Trustees of the Jayne A. Keller Trust uad
April 23, 1992 (undivided one-half interest)**

their successors and assigns forever

**whose tax mailing address is 129 Jefferson Street, P.O. Box 210,
Burkettsville, Ohio 45310**

the following described real estate:

Being a parcel of land situated in Granville Township, Mercer County, Ohio, and being part of Lot 29 and all of Lots 27 and 28 of J.C. Gilbert's Addition to the Town of Burkettsville. Being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar set at the Northeast corner of a parcel of land conveyed to Steven and Sandra Weitzel by deed recorded at Instrument #200800000574. Said point being 101.02 feet North of the Southeast corner of Lot 32 in J.C. Gilbert's Addition; thence, North 00°04'46" East, along the West line of Jefferson Street, a distance of 120.71 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 00°04'46" East, along the last described line, passing through a 5/8 inch iron bar set at 132.75 feet, a total distance of 155.94 feet to a point at the Northeast corner of Lot 27; thence, North 89°57'42" West, a distance of 131.92 feet to a point at the Northwest corner of Lot 27; thence, South 00°02'22" West, along the West line of Lot 27 and the extension thereof, passing through a 5/8 inch iron bar set at 16.74 feet, a total distance of 155.41 feet to a 5/8 inch iron bar set; thence, South 89°43'53" East, a distance of 131.81 feet to the place of beginning.

Containing 0.471 acre of land more or less. Subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated September 4, 2018. On file in the County Engineer's Office.

Tax ID #22-008000.0000
Tax Map #14-34-403-014

Deed Reference: Instrument #201900002204 and #201800002638, Mercer County Recorder's Office.

Real estate taxes and assessments shall be prorated to date of closing.

IN WITNESS WHEREOF, the said **Keller Farms, an Ohio General Partnership**, by and through all its Partners, **Daniel R. Keller and Heidi J. Keller**, have hereunto set their hand on this 28th day of July, 2023.

Keller Farms Partnership

Daniel R Keller

By: Daniel R. Keller, Partner

Heidi J Keller

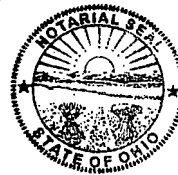
By: Heidi J. Keller, Partner

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of July, 2023, before me, the subscriber, a notary public in and for said State, personally came **Keller Farms, an Ohio General Partnership, by and through all its Partners, Daniel R. Keller and Heidi J. Keller**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their 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 Commission Has No Expiration Date
Section 147.03 O.R.C.