

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 19 2023

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 19 2023

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **EE**  
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** 9/19/2023  
Deputy Aud. Date

## Know All Men by These Presents:

(Quit-Claim Deed)

**THAT Christopher A. Triplett, unmarried and former spouse of Kayla M. Triplett, pursuant to a Judgment Entry filed in Case No. 22-DIS-043, Common Pleas Court of Mercer County, Ohio, Domestic Relations Division**

for valuable consideration paid, hereby *Grants, Releases, Remises and Forever Quit-Claims* to

**Kayla M. Triplett**  
her heirs and assigns forever,  
whose tax mailing address is 8022 State Route 197, Celina, Ohio 45822

the following described real property:

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

### **TRACT 1**

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the South half of the Southeast Quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a "P.K." nail at the Southeast corner of said Section 21; thence, West, along the South line of the Southeast Quarter of said Section 21, a distance of Two Hundred Ninety-eight and (298.00) feet to a "P.K." nail. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing, West, along the last described line, a distance of Eight Hundred Six and 09/100 (806.09) feet to an iron pin in a monument box at the intersection of the South line of the Southeast Quarter and the centerline of State Route 197; thence, North 51°38'30" East, along the centerline of said State Route 197, a distance of Three Hundred Forty-seven and 84/100 (347.84) feet to an iron pipe in a monument box; thence, North 47°37'44" East, along the centerline of State Route 197, a distance of Two Hundred Ten and 02/100 (210.02) feet to a "P.K." nail; thence, South 22°23'43"

$$L_{\text{max}} = 100$$

Tax ID #06-048400.0100      see new description for 5.494 ac tract,  
Tax Map #06-21-400-010      which includes Tracts 1 and 2. Wolfe Survey  
by Jim Geeslin dated May 27, 2013

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

**Less and except the following:**

Commencing for reference at the corner stone at the Southeast corner of said Section 21; thence North 00°15' East along the East line of the Southeast Quarter of Section 21, a distance of Three Hundred Seventy-nine and 95/100 (379.95) feet to a patented survey stake at the South point of a triangular shaped parcel of ground conveyed to Michael Adams by deed recorded in Volume 250, Page 274; thence North 42°01' West along said Adam's West line, a distance of One Hundred Forty-six and 80/100 (146.80) feet to a 5/8 inch iron bar. Said point being the place of beginning.

Thence, continuing North 42°01' West along Adam's West line, a distance of Two Hundred Ninety-one and 02/100 (291.02) feet to a mine spike in the centerline of State Route 197; thence South 47°59'48" West along the centerline of said State Route 197, a distance of Two Hundred Seventy-two and 04/100 (272.04) feet to a mine spike; thence South 42°50'06" East, a distance of Three Hundred Eight and 77/100 (308.77)

feet to a 5/8 inch iron bar; thence North 44°11'54" East, a distance of Two Hundred Sixty-eight and 24/100 (268.24) feet to the place of beginning.

Containing 1.858 acres of land more or less. Subject to all easements and right of ways of record.

**Also less and except the following:**

Being a parcel of land situated in Center Township, Mercer County, Ohio in the South half of the Southeast Quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a "P.K." nail at the Southeast corner of Section 21; thence West along the South line of the Southeast Quarter of said Section 21, a distance of Two Hundred Ninety-eight (298.00) feet to a "P.K." nail. Said point being the place of beginning; thence, continuing West along the last described line, a distance of Eight Hundred Six and 09/100 (806.09) feet to an iron pin in a monument box at the intersection of the South line of the Southeast Quarter and the centerline of State Route 197; thence North 51°38'30" East along the centerline of State Route 197, a distance of Three Hundred Forty-seven and 84/100 (347.84) feet to an iron pipe in a monument box; thence North 47°37'44" East along the centerline of State Route 197, a distance of Two Hundred Ten and 02/100 (210.02) feet to a "P.K." nail; thence South 22°23'43" East, a distance of One Hundred Seventy-seven and 84/100 (177.84) feet to a 5/8 inch iron bar; thence, East, a distance of Three Hundred Ten and 42/100 (310.42) feet to a 5/8 inch iron bar; thence South a distance of One Hundred Ninety-two and 97/100 (192.97) feet to the place of beginning.

Containing 3.500 acres 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 November 7, 1996 and on file in the Mercer County Engineer's Office.

**Also less and except the following:**

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the Southeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Beginning at a Mag nail at the Southeast corner of said Section 21; thence, North 88°40'16" West, along the centerline of Howick Road a distance of 283.00 feet to a Mag nail; thence, North 01°19'44" East, a distance of 192.97 feet to a 5/8 inch iron bar; thence, North 00°24'03" West, a distance of 102.39 feet to a 5/8 inch iron bar; thence, North 45°09'58" East, a distance of 268.24 feet to a 5/8 inch iron bar; thence, South 41°03'30" East, a distance of 147.37 feet to a 5/8 inch iron bar; thence, South

01°11'03" West, along the East line of the Southeast Quarter of said Section 21, a distance of 379.95 feet to the place of beginning.

Containing 2.650 total acres 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 May 27, 2014. On file in the Mercer County Engineer's Office.

**Containing after said exceptions 1.992 acres of land, more or less.**

Deed Reference: Instrument #201900001880, Mercer County Recorder's Office.

Tax ID #06-048400.0000     *see new legal description for 5.494 ac tract.*  
Tax Map #06-21-400-009     *(Tract 1 + Tract 2)*

Grantee shall pay the real estate taxes and assessments due and payable in February, 2024 and thereafter.

IN WITNESS WHEREOF, the said **Christopher A. Triplett, unmarried**, and **Kayla M. Triplett, unmarried**, who hereby release all their rights and expectancy of dower in said premises, has hereunto set their hands on this 30 day of August, 2023.

*Christopher A. Triplett*  
Christopher A. Triplett

*Kayla M. Triplett*  
Kayla M. Triplett

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of August, 2023, before me, the subscriber, a notary public in and for said State, personally appeared **Christopher A. Triplett, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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.

*Bradley Brookhart*  
Notary Public



BRADLEY BROOKHART  
Notary Public • State of Ohio  
My Commission Expires:  
September 29, 2023

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of August, 2023, before me, the subscriber, a notary public in and for said State, personally appeared **Kayla M. Triplett, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.

  
Notary Public



BRADLEY BROOKHART  
Notary Public • State of Ohio  
My Commission Expires:  
September 29, 2023

Instrument Prepared By: Kari L. White, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio  
45828 (419) 678-2378 qc.triplett.divorce/deeds23/mr