

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 27 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 27 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **752⁵⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP
Deputy Aud. Date

9.27.2023

OHIO QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, **John M. Schwieterman aka John Schwieterman**, a married man, (herein called "Grantor"), who claims title by or through the instrument, recorded in Volume 79, Page 76, Volume 24, Page 718, and Instrument #201900001249 Mercer County Recorder's Office, for valuable consideration received of **Richard J. Schwieterman**, (herein called "Grantee"), whose tax mailing address will be 903 Edgewood Drive, Coldwater, Ohio 45828, grants and quit-claims unto Grantee, his heirs and assigns forever, all such right and title as Grantor, has in and to the following described premises situated in the Village of Coldwater, County of Mercer, and State of Ohio:

an undivided 1/2 interest in:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, and bounded and described as follows:

Township 6 South, Range 2 East

Being a tract of land located in the Village of Coldwater, Ohio, and being located in the northeast quarter of the southeast quarter, Section 28, Butler Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the intersection of the center line of State Route 118, the same being also the section line between Section 28 and Section 27, with the east west half section line of Section 28, the said point being the northeast corner of the southeast quarter of said Section 28; thence west along the said half section line of Section 28 a distance of 180 feet to the northeast corner of a tract of land now owned by Coldwater Industrial Sites, Inc.; thence continuing west, along the said half section line 50 feet; thence south 25 feet to the place of beginning; thence west parallel to and 25 feet south of the half section line, a distance of 60 feet; thence south parallel to the east line of Section 28 150 feet; thence east 60 feet; thence north 150 feet to the place of beginning, being a tract of land 60 feet by 150 feet and containing 0.207 acres.

Parcel # 05-015100.0000

Map Number 08-28-427-008

Property Address: 105 West Butler Street, Coldwater, Ohio 45828

Prior Instrument Reference: Vol. 79, Pg 76

Also

Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.617 acre tract as described in Mercer County Deed Records Volume 223, Page 164 and being more particularly described as follows:

Commencing at a railroad spike over a stone at the northeast corner of the Southeast Quarter of said Section 28; thence North $89^{\circ}23'40''$ West 180.00 feet to a point; thence South $00^{\circ}29'30''$ West 222.63 feet to an iron pin on the West line of the tract as described in Deed Volume 275, Page 25, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence continuing South $00^{\circ}29'30''$ West 171.68 feet to an iron pin; thence South $65^{\circ}00'30''$ West 121.85 feet along the South line of the tract as described in Deed Volume 223, Page 164, to an iron pin; thence North $00^{\circ}29'30''$ East 224.33 feet along the West line of said 0.617 acre tract to an iron pin; thence South $89^{\circ}23'40''$ East 110.00 feet to the point of beginning, containing 0.500 acre, more or less and being subject to all legal easements of record.

This description was prepared from an actual survey completed in July, 1982, by Richard T. Mote, Registered Surveyor #552

Parcel No. 05-015100.0100 Map Number 08-28-427-006

Property Address: 107Butler Street, Coldwater, Ohio 45828

Prior Instrument Reference: Vol. 24, Page 718

Also

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:

Being a tract of land located in the Northeast quarter of the Southeast quarter of Section 28, Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, County of Mercer, State of Ohio, and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the said Section 28, Butler township, thence West along the E-W half section line of Section 28, a distance of 544.00 feet, thence South parallel to the East line of Section 28, a distance of 25.00 feet to the place of beginning; thence continuing South, parallel to the East line of Section 28, a distance of 150.00 feet; thence East parallel to the E-W half section line, a distance of 104.00 feet; thence South, parallel to the East line of Section 28, a distance of 341.92 feet; thence South $64^{\circ}31'$ West,

a distance of 166.97 feet; thence West, parallel to the E-W half section line, a distance of 28.87 feet; thence North parallel to the East line of Section 28, a distance of 563.76 feet; thence East, parallel to the E-W half section line, a distance of 75.00 feet to the place of beginning. Area described contains 1.835 acres of land, more or less.

ALSO: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2, East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 Acre Tract as described in Mercer County Deed Records Volume 302, Page 481, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of Section 28;

Thence North $89^{\circ}23'37''$ West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South $00^{\circ}29'30''$ West 25.00 feet to an iron pin on the south right-of-way of said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

Thence South $89^{\circ}23'37''$ East 50.00 feet along said south right-of-way to an iron pin at the northeast corner of said 0.172 acre tract;

Thence South $00^{\circ}29'30''$ West 150.00 feet along the east line of said 0.172 acre tract to an iron pin;

Thence North $89^{\circ}23'37''$ West 50.00 feet along the north line of the 1.835 acre tract as described in Deed Volume 301, Page 898 to an iron pin;

Thence North $00^{\circ}29'30''$ East 150.00 feet along the east line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

LESS AND EXCEPT: Situated in the Southeast Quarter of Section 28, Township Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being part of the 1.835 acre tract as described in Mercer County Deed Records Volume 301, Page 898, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

Thence North $89^{\circ}23'37''$ West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South $00^{\circ}29'30''$ West 175.00 feet along the east line of said 1.835 acre tract to an iron pin;

Thence South $89^{\circ}23'37''$ East 50.00 feet along the south line of a 0.172 acre tract as described in Deed Volume 302, Page 481 to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein.

Thence continuing North $89^{\circ}23'37''$ East 54.00 feet along the south line of a 0.186 acre tract as described in Deed Volume 302, Page 481 to an iron pin;

Thence South $00^{\circ}29'30''$ West 140.00 feet along the west line of a 1.054 acre tract as described in Volume 202, Page 481 to an iron pin;

Thence North $89^{\circ}23'37''$ West 54.00 feet to a point;

Thence North $00^{\circ}29'30''$ East 140.00 feet passing thru an iron pin at 5.00 feet to the point of beginning containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

Containing in all 1.84 acres of land, more or less, subject to all easements of record imposed thereon and all legal highways.

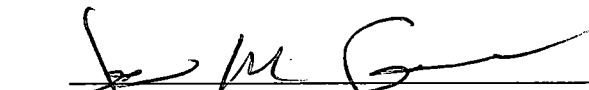
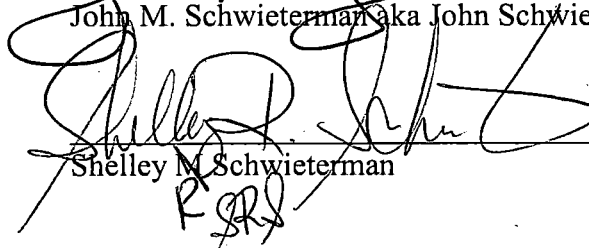
This description was prepared from an actual survey completed in June, 1984 by Richard T. Mote, Registered Surveyor #5552.

Parcel No. 05-014900.000 Tax Map No. 08-28-427-004
Property Address: 210 W. Butler Street, Coldwater, Ohio 45828
Prior Instrument Reference: Instrument No. 201900001249

To have and to hold the premises, with the appurtenances thereunto belonging, to Grantee, his heirs and assigns, but without covenants of any kind on the part of Grantor, so that neither Grantor, nor any other persons claiming title through him shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but Grantor and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration, Shelley M. Schwieterman, wife of Grantor, does hereby remise, release and forever quit-claim unto the said Grantee, all right and expectancy of Dower in the above described premises.

EXECUTED this 15 day of September, two thousand twenty-three.


John M. Schwieterman aka John Schwieterman

Shelley M. Schwieterman
R. S.

(Execution in accordance with Chapter 5301 of the Revised Code)

STATE OF OHIO, COUNTY OF Mercer, SS:

The foregoing deed was acknowledged before me by **John M. Schwieterman aka John Schwieterman and Shelley M. Schwieterman**, husband and wife, this 15 day of September, 2023.
R. S.


Notary Public - State of Ohio

This instrument prepared by:
Zachary D. Maisch
Rumer & Maisch Co., LLC
Attorneys at Law
121 W. High Street, Suite 801
Lima, Ohio 45801.



DANIEL R. BROERING
Notary Public • State of Ohio
My Commission Expires:
July 18, 2027