

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 29 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 29 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption pursuant to~~ **66500**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 330,
292 Randall E. Grapner Mercer County Auditor.

FIDUCIARY DEED

Kip 1-29-16
Deputy Aud. Note

KNOW ALL MEN BY THESE PRESENTS:

Trever N. Mrachek, Administrator of the Estate of John D. Pilipovich,
aka John David Pilipovich, Mercer County Probate Case No. 20151130, by
authority contained in R.C. §2127.011, in consideration of One (\$1.00) Dollar and
Other Good and Valuable Consideration paid, grants, with fiduciary covenants, to
Jeffrey J. Hoying and Renee M. Hoying, whose tax mailing address is 6840
Fleetfoot Rd., Celina, OH 45822, the following real property:

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

Being a parcel of land in the Northwest Quarter (1/4) of Section Two (2), Town
Six (6) South, Range Two (2) East, Jefferson Township, Mercer County, Ohio,
and more particularly described as follows:

Beginning at a set PK nail on the West line of the Northwest Quarter (1/4) of
Section Two (2) (being also the centerline of Fleetfoot Road), North 00° 00' 00"
East (assumed bearing) One Thousand One Hundred Seventy and Nineteen
Hundredths (1,170.19) feet from an existing PK nail at the Southwest corner of
the Northwest Quarter (1/4) of Section Two (2); thence the following courses:

1. Continue North 0° 00' 00" East on said West line, 25.00 feet to a set PK nail;
2. North 90° 00' 00" East on the centerline of a private drive, 206.59 feet;
3. South 63° 58' 50" East on the drive centerline, 34.19 feet;
4. North 90° 00' 00" East on the drive centerline, 173.80 feet to a set #5 rebar at the P.C. of a curve to the right;
5. Southeasterly on the arc of a curve, 219.82 feet to a set #5 rebar at the P.C.C., said curve having a radius of 185.00 feet and an L.C. of South 55° 57' 38", 207.11 feet;
6. Easterly on the arc of a curve to the left, 441.13 feet to a set #5 rebar at the P.T., said curve having a radius of 190.00 feet and an L.C. of South 88° 27' 38" East, 348.59 feet;
7. North 25° 00' 00" East, 124.47 feet to a set #5 rebar;
8. North 00° 00' 00" East, 207.32 feet to a set #5 rebar;
9. North 89° 43' 07" East, 155.63 feet to a set #5 rebar;
10. South 0° 06' 19" West, 356.69 feet to a set #5 rebar at the P.C. of a curve to the right;
11. Southwesterly on the arc of the curve, 244.84 feet to a set #5 rebar at the P.T., said curve having a radius of 157.00 feet and an L.C. of South 44° 46' 54" West, 220.77 feet;
12. South 89° 27' 29" West, 671.20 feet to a set #5 rebar, passing over an existing rebar at 110.02 feet;
13. North 00° 00' 00" East, 299.15 feet to a set #5 rebar, passing over a set #5 rebar at 156.37 feet;
14. South 90° 00' 00" West, 80.55 feet to a set #5 rebar;
15. North 63° 58' 50" West, 34.19 feet to a #5 rebar;
16. South 90° 00' 00" West, 200.81 feet to the POINT OF BEGINNING, passing over a set #5 rebar at 170.81 feet.

See minor subdivision and drawing of this area in Deed Volume 321, Page 408, Deed Records, Mercer County, Ohio. This tract contains 5.003 acres, more or less, and is tract #5 on a survey of this area by Clayton T. Bacon, P.S. #6179, July, 1992. This tract is subject to all easements, restrictions, conditions and limitations imposed thereon and as EASEMENT for ingress and egress as shown on Deed Volume 321, Page 801, to Doug Heckler in this Minor Subdivision and subject to Regulations imposed thereon in the Recorder's Office of Mercer County, Ohio.

This entire tract is subject to all regulations as recorded in Miscellaneous Volume 9, Page 56, Recorder's Office of Mercer County, Ohio, even though this tract is not in said Minor Subdivision.

PARCEL NO. 26-025800.0500

TAX MAP NO. 08-02-151-007

Last transfer of record appears at Instrument #200900004964, Official Records, Mercer County Recorder's office.

All real estate taxes and assessments shall be prorated to the date of closing.

Witness my hand this 18th day of December, 2015.

Estate of John D. Pilipovich

By: 

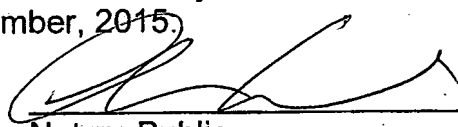
Trever N. Mrachek, Administrator

KANSAS

STATE OF ~~FLORIDA~~, COUNTY OF Johnson, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Trever N. Mrachek, Administrator of the Estate of John D. Pilipovich, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed as such Administrator.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at ~~Margate, Florida~~, this 18th day of December, 2015.
Overland Park, Kansas


Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search

ALEXANDRA WALSH Notary Public-State of Kansas My Appt. Expires <u>4/9/19</u>
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15121745
Vantage Land Title
59A N Dixie Drive
Vandalia, OH 45377

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