

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 23 2016


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 23 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 2891.40  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 12/23/16  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

THAT Pear Investments LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

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

**Schwiet Acres, LLC, an Ohio Limited Liability Company  
its successors and assigns forever,  
whose tax-mailing address is 6697 State Route 274, Celina, Ohio 45822**

the following described real estate:

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

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35), and the Southeast Quarter of the Northeast Quarter of Section Thirty-four (34), Town Four (4) South, Range Three (3) East, **containing Eighty (80) acres of land**, more or less, subject to all legal highways and easements of record.

LESS AND EXCEPT: Situated in the Township of Union, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Union Township, Mercer County, Ohio, in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35), Township Four (4) South, Range Three (3) East, begin more particularly described as follows:

Commencing for reference at the cornerstone at the Southeast corner of the West half (1/2) of the Northwest Quarter (1/4) of said Section Thirty-five (35), thence North along the East line of the West half (1/2) of the Northwest Quarter (1/4) of Section Thirty-five (35) and the centerline of Neptune Mendon Road, a distance of Two Hundred Fifty-eight and Eighty Hundredths (258.80) feet to a spindle, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing North along the last described line, a distance of Three Hundred Five and Seventeen Hundredths (305.17) feet to a spindle; thence West a distance of One Hundred Eighty-nine and Twenty-one Hundredths (189.21) feet to a Five-eighths (5/8) inch iron bar; thence South a distance of Three Hundred Five and Seventeen Hundredths (305.17) feet to a Five-eighths (5/8) inch iron bar; thence East a distance of One Hundred Eighty-nine and Twenty-one Hundredths (189.21) feet to the place of beginning, **containing One and Three Hundred Twenty-six Thousandths (1.326) acres 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 June 9, 2000, on file in the County Engineer's Office and on Minor Subdivision Plat recorded in Volume OR117, Page 2648, Mercer County Official Records.

**Containing in all 78.674 acres of land, more or less.**

Deed Reference: Instrument #201400000192, Mercer County Recorder's Office.

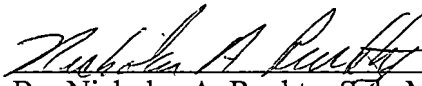
Tax ID #40-053300.0000 and #40-055900.0000  
Tax Map #03-34-200-005 and #03-35-100-005

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

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Schwiet Acres, LLC, an Ohio Limited Liability Company**, its successors and assigns forever. And the said Grantor, **Pear Investments LLC**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Pear Investments LLC, an Ohio Limited Liability Company, by and through its Sole Member, Nicholas A. Ruchty**, has hereunto set his hand on this 22<sup>nd</sup> day of December, 2016.

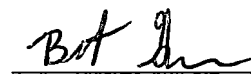
Pear Investments, LLC

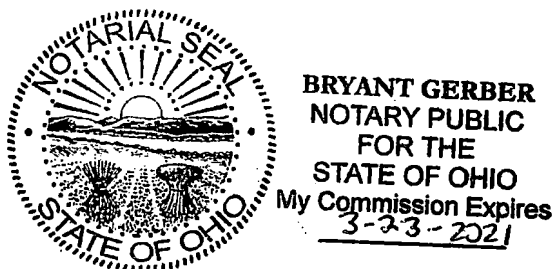
  
By: Nicholas A. Ruchty, Sole Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22<sup>nd</sup> day of December, 2016, before me, the subscriber, a notary public in and for said State, personally came **Pear Investments LLC, an Ohio Limited Liability Company, by and through its Sole Member, Nicholas A. Ruchty**, 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.

  
Notary Public



Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine St., Coldwater, Ohio 45828 (419) 678-2378