

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
Oct 11 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Oct 11, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

ET
Exemption/Conveyance Fee \$0.00
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 Oct 11, 2023
Deputy Aud. Date

QUITCLAIM DEED

Know all Men by these Presents that Seth B. Kohnen, a/k/a Seth Kohnen, and Amanda M. Kohnen, a/k/a Amanda Kohnen, husband and wife, the Grantors, for valuable consideration, do hereby Remise, Release and Forever Quit Claim to, Seth B. Kohnen and Amanda M. Kohnen, Trustees, or their successors in trust, under the Seth B. Kohnen Living Trust, dated September 27, 2023, and any amendments thereto, and Amanda M. Kohnen and Seth B. Kohnen, Trustees, or their successors in trust, under the Amanda M. Kohnen Living Trust, dated September 27, 2023, and any amendments thereto, the Grantees, whose tax-mailing address is 9719 Hellwarth Road, Rockford, Ohio 45882, their successors and assigns forever, the following described Real Estate:

PARCEL ONE

An undivided one-half (1/2) interest in the following:

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

The west half of the northwest quarter of the northwest quarter of Section 3, Town 5 South, Range 2 East, containing Twenty (20) acres of land more or less. The south half of the east half of the northwest quarter of the northwest quarter of Section 3, Town 5 South, Range 2 east, containing ten (10) acres of land, more or less.

Containing in all a total of thirty (30) acres of land, more or less.

Tax Parcel No. 25-005900.0000

Map No. 05-03-100-001

Prior Transfer: Instrument #200700000507 & #202100005807, Mercer County Recorder's Office.

PARCEL TWO

An undivided one-half (1/2) interest in the following:

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

The northeast quarter of the northwest quarter of Section 3, Town 5 South, Range 2 East,

containing Forty (40) acres of land more or less; Less and except therefrom Ten (10) acres off of the entire east side thereof leaving Thirty (30) acres, more or less; less the Cincinnati Northern Railroad Right of Way, containing after said exception Twenty-eight (28) acres, more or less.

Said less and except more particularly described as the following:

LESS AND EXCEPT:

Being that portion lying within the northeast quarter of the northwest quarter of Section 3, town 5 South, Range 2 East, Hopewell Township of the following description, being 2.192 ac: Being a parcel out of the northeast quarter of the northwest quarter, and the northwest quarter of the northwest quarter, both in Section 3, Town 5 South, Range 2 East, Hopewell Township, and also a parcel in the southeast quarter of the southwest quarter, Section 34, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at a stone corner located at the southwest corner of the northeast quarter of the northwest quarter of Section 3, Hopewell Township, also defined by a spike found on the centerline of the Eichar Road,

Thence south $88^{\circ} 45' 30''$ East, along the south line of the northeast quarter of the northwest quarter of Section 3, five hundred twenty-two and sixty hundredths (522.60) feet to an iron pin set on the west right of way of the former Penn Central Railroad (former Cincinnati, Van Wert & Michigan Railroad), as the place of beginning,

Thence north $22^{\circ} 25' 16''$ west, along the right of way of the former railroad right of way, and also along the lands described in deed Volume 225, Page 347, one thousand two hundred ninety-five and thirty-four hundredths (1295.34) feet to a spike set on the centerline of the centerline of Eichar Road,

Thence continuing north $22^{\circ} 25' 18''$ west, along the afore described railroad right of way line, one hundred nineteen and twenty hundredths (119.20) feet to an iron pin found on the north line of Section 3, also being the north line of Hopewell Township and the south line of Dublin Township,

Thence south $88^{\circ} 44' 10''$ east twenty-eight and ninety-three hundredths (28.93) feet to a spike found,

Thence North $01^{\circ} 07' 42''$ east, along the centerline of the Eichar Road, also being the west line of the southeast quarter of the southwest quarter of Section 34, Dublin Township, ninety-eight and eighty-eight hundredths (98.88) feet to a spike set, on the east right of way line of the former Penn Central Railroad (former Cincinnati, Van Wert & Michigan Railroad)

Thence south $22^{\circ} 25' 16''$ east, along the afore mentioned railroad right of way, one hundred seven and ninety-eight hundredths (107.98) feet to a point on the south line of Section 34, Dublin Township, also being the north line of Hopewell Township,

Thence continuing south $22^{\circ} 25' 16''$ east along the former railroad right of way, one thousand four hundred fourteen and fifty-eight hundredths (1414.58) feet to an iron pin set,

Thence north $88^{\circ} 45' 30''$ west, seventy-two and five hundredths (72.05) feet to the place of beginning.

The afore described parcel contains two and three hundred one thousandths (2.301) acres, more or less, of which two and two hundred fifty-two thousandths (2.252) acres are located in Section 3 of Hopewell Township, of which 2.192 acres are located in the northeast quarter of the northwest quarter and 0.060 acres are located in the northwest quarter of the northwest quarter, are located in Section 3 of Hopewell Township and forty-nine thousandths (0.049) acres are located in Section 34, Dublin Township. The lands are subject to all roadways and easements of record, are part of the same land described in deed Volume 317, Page 783 and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the east-west half section line of Section 3, Hopewell Township, also being the centerline of the Tama Road established as North $88^{\circ} 15' 00''$ west on previous surveys.

This description was prepared by Roy F. Thompson Jr., Reg. Surveyor #5379.

LESS AND EXCEPT:

Being a certain triangular tract of land located in the West side of the Northeast quarter of Section three (3), Town five (5) South, Range two (2) East, Hopewell Township, Mercer County, Ohio as shown on the plat of a survey made by B.R. Gebhart, Registered Surveyor #3909, in September 1966 and more definitely described as follows:

Beginning at point "A", a section stone in the centerline of the Eichar Road and at the Southwest corner of the Northeast quarter of the Northwest quarter of Section three (3), Hopewell Township; thence North $0^{\circ} 01'$ West along the centerline of the Eichar Road a distance of one thousand one hundred eighty five and four-hundredths (1185.04) feet to point "C" set at the intersection of the Eichar Road and the existing right of way line of the Cincinnati Northern Railroad; thence South $23^{\circ} 43'$ East along the westerly right of way line of the railroad a distance of one thousand two hundred ninety five and ninety seven-hundredths (1295.97) feet to point "B", a corner post; thence North $89^{\circ} 51'$ West along the South side of the Northeast quarter of the Northwest quarter of Section 3, a distance of five hundred twenty two and forty four-hundredths (522.44) feet to point "A", the place of beginning.

Bearing on line "B-C" is observed magnetic, all other figured from actual angles turned in the field.

Tract contains seven and ten-hundredths (7.10) acres, figured by latitudes and departures, subject to the legal right of way of the Eichar Road along the entire West

Containing in this parcel, after exceptions, 20.708 acres, more or less.

Tax Parcel No. 25-005800.0000

Map No. 05-03-100-005

Prior Transfer: Instrument # 200700000507 & #202100005807, Mercer County Recorder's Office.

PARCEL THREE

An undivided one-half (1/2) interest in the following:

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

The East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Four (4), Town Five (5) South, Range Two (2) East, containing Eighty (80) acres, more or less.

ALSO:

A parcel of land situated in the East one-half (1/2) of the Southeast Quarter (1/4) of Section 4, Town Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at an existing P.K. nail (5046 MCLCD) at the Northeast corner of the Southeast Quarter (1/4) of Section 4, and thence South 01° 21' 26" West, along the East line of the Southeast Quarter (1/4), Eight Hundred Thirty-five and 53/100 (835.53) feet to a MAG nail set for the TRUE PLACE OF BEGINNING.

THENCE continuing South 01° 21' 26" West along the aforesaid East line, Ninety-two and 00/100 (92.00) feet to an existing railroad spike found;

THENCE North 88° 38' 34" West, Two Hundred Forty-eight and 91/100 (248.91) feet to an existing rebar found;

THENCE North 01° 21' 26" East, parallel with the aforesaid East line, Ninety-two and 00/100 (92.00) feet to a 5/8" rebar and cap set, and

THENCE South 88° 38' 34" East, passing thru a 5/8" rebar and cap set at 228.91 feet, Two Hundred Forty-eight and 91/100 (248.91) feet to the place of beginning. Containing 0.5257 acre and subject to all legal road rights-of-ways and easements of record.

Reference is made to a prior deed recorded in OR 205, Page 2262 of the Deed Records of Mercer County, Ohio.

Reference is also made to a survey of this area by Don N. Friemoth, Registered Professional Surveyor No. 04981, dated May 6, 2008.

Bearings are based on the Mercer County Local Coordinate Datum System (MSLCDS).

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the East half of the Southeast quarter of Section 4, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing for reference at the stone at the east quarter post of said Section 4; thence South $00^{\circ} 20'$ East along the East line of the Southeast quarter of said Section 4 and the centerline of Hellwarth Road, a distance of five hundred seventy-seven and $53/100$ (577.53) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing South $00^{\circ} 20'$ East along the last described line, a distance of three hundred fifty (350.00) feet to a railroad spike; thence South $89^{\circ} 40'$ West, a distance of two hundred forty-eight and $91/100$ (248.91) feet to a $5/8$ inch iron bar; thence North $00^{\circ} 20'$ West, a distance of three hundred fifty (350.00) feet to a $5/8$ inch iron bar; thence North $89^{\circ} 40'$ East, a distance of two hundred forty-eight and $91/100$ (248.91) feet to the place of beginning, containing 2.000 acres of land, more or less. Subject to all easements and right-of-way of records.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the east half of the southeast quarter of Section 4, Township 5 South, Range 2 East. Being more particularly described as follows:

Beginning at the corner stone at the southeast corner of said Section 4-

Thence, North $00^{\circ} 20'$ west, along the east line of the southeast quarter of said Section 4 and the centerline of Hellwarth Road, a distance of two hundred twenty-five and $03/100$ (225.03) feet to a $5/8$ inch iron bar-

Thence, South $89^{\circ} 43' 30''$ west, a distance of three hundred eighty-seven and $15/100$ (387.15) feet to a $5/8$ inch iron bar-

Thence, South $00^{\circ} 20'$ east, a distance of two hundred twenty-five and $03/100$ (225.03) feet to a $5/8$ inch iron bar-

Thence, North $89^{\circ} 43' 30''$ east, a distance of three hundred eighty-seven and $15/100$ (387.15) feet to the place of beginning.

Containing 2.00 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated October 12, 1992, on file in the County Engineer's Office.

Minor Subdivision of record in Deed Volume 322, Page 670, Mercer County Recorder's Records.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A parcel of land situated in the East one-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 4, Town Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at an existing P.K. nail (5046 MCLCD) at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of Section 4; thence South $01^{\circ} 21' 26''$ West, along the East line of the Southeast Quarter ($\frac{1}{4}$), Five Hundred Seventy-seven and $53/100$ (577.53) feet to an existing railroad spike fount, and thence North $88^{\circ} 38' 34''$ West, Two Hundred Forty-eight and $91/100$ (248.91) feet to an existing rebar found for the TRUE PLACE OF BEGINNING.

Thence South $01^{\circ} 21' 26''$ West, parallel with the aforesaid East line, Two Hundred Fifty-eight and $00/100$ (258.00) feet to a $5/8''$ rebar and cap set;

Thence North $88^{\circ} 38' 34''$ West, Eighty-eight and $76/100$ (88.76) feet to a $5/8''$ rebar and cap set;

Thence North $01^{\circ} 21' 26''$ East, parallel with the aforesaid East line, Two Hundred Fifty-eight and $00/100$ (258.00) feet to a $5/8''$ rebar and cap set, and

Thence South $88^{\circ} 34' 34''$ East, Eighty-eight and $76/100$ (88.76) feet to the place of beginning. Containing 0.5257 acre.

Reference is made to a prior deed recorded in OR 205, Page 2262 of the Deed Records of Mercer County, Ohio.

Reference is also made to a survey of this area by Don N. Friemoth, Registered Professional Surveyor NO. 04981, dated May 6, 2008.

Bearings are based on the Mercer County Local Coordinate Datum System (MCLCDS).

ALSO:

The West half (W $1/2$) of the Southeast quarter (SE $1/4$) of Section Four (4), Township Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, of the First Principal Meridian containing Eighty (80) acres of land more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in the Hopewell Township, Mercer County, Ohio, in the west half of the southeast quarter of Section 4, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 4; thence east along the north line of the southeast quarter of said Section 4 and the centerline of Tama Road, a distance of four hundred twenty-eight and 42/100 (428.42) feet to a mine spike, said point being the PLACE OF BEGINNING for the parcel to be conveyed by this instrument;

Thence continuing east along the last described line, a distance of three hundred thirty-eight and 28/100 (338.28) feet to a point in the approximated center of an open ditch, said point being marked by a mine spike set in the bridge deck above;

Thence southerly along the approximated center of said open ditch the following courses and distances:

South 03° 15' 25" West, 228.16 feet to a point;

South 31° 05' 12" East, 149.22 feet to a point;

South 48° 45' 56" East, 36.54 feet to a point;

South 14° 31' 33" East, 311.70 feet to a point;

South 22° 29' 19" East, 79.90 feet to a point;

South 25° 44' 24" West, 289.64 feet to a point;

South 09° 36' 23" West, 204.40 feet to a point;

South 19° 04' 53" West, 111.08 feet to a point;

Thence leaving said open ditch, North 89° 13' 23" West, a distance of three hundred forty-one and 53/100 (341.53) feet to a 5/8 inch iron bar, said line passing through a 5/8 inch iron bar at 24.82 feet;

Thence North 00° 02' 18" West, a distance of one thousand three hundred eighteen (1318.00) feet to the place of beginning.

Containing 12.685 acres of land, more or less. Subject to all easements and right of way of record. Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated March 2, 1994, on file in the County Engineer's Office.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, and in the southeast quarter of Section 4, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the east quarter post of said Section 4;

Thence S 01° 21' 26" W, 377.53 feet along the east line of the southeast quarter of said Section 4 and also being the centerline of Hellwarth Road to a Mag nail set as the point of beginning;

Thence continuing S 01° 21' 26" W, 200.00 feet along the last described line to a railroad spike found;

Thence N 88° 38' 34" W, 337.67 feet and passing through an iron pin found at 20.00 feet to an iron pin found;

Thence S 01° 21' 26" W, 258.00 feet to an iron pin found;

Thence S 88° 38' 34" E, 337.67 feet and passing through an iron pin found at 317.67 feet to a Mag nail found;

Thence S 01° 21' 26" W, 442.00 feet along the east line of the southeast quarter of said Section 4 and also being the centerline of Hellwarth Road to a Mag nail set;

Thence N 88° 38' 34" W, 484.00 feet and passing through an iron pin with cap set at 20.24 feet to an iron pin with cap set;

Thence N 01° 21' 26" E, 900.00 feet to an iron pin with cap set;

Thence S 88° 33' 34" E, 484.00 feet and passing through an iron pin with cap set at 464.22 feet to the Point of Beginning, containing 8.00 acres of land more or less, subject to all valid easements and right of way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 21, 2013 on file in the County Tax Map Office.

This conveyance is made to an owner of adjoining property and no new building sites are created by this conveyance.

Containing in all 135.31 acres of land, more or less.

Tax parcel No. 25-008700.0000

Tax Map No. 05-04-400-002

Prior Transfer: Instrument #2000700000441 & #202100005807 Mercer County Recorder's Office.

PARCEL FOUR

An undivided one-half (1/2) interest in the following:

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

The northeast quarter of the northeast quarter of Section 4, Town 5 South, Range 2 East, containing Forty (40) acres of land more or less.

Tax Parcel No. 25-007500.0000

Map No. 05-04-200-003

Prior Transfer: Instrument # 200700000507 & #202100005807, Mercer County Recorder's Office.

PARCEL FIVE

An undivided one-half (1/2) interest in the following:

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Beginning at the northeast corner of the southwest quarter of Section Four (4), Town Five (5) South, Range Two (2) East; thence South 40.14 chains to the south line of said section; thence West 18.78 chains; thence North 40.15 chains to the east and west center line of said section; thence East 18.78 chains to the place of beginning, containing seventy-four and 2/100 acres of land, more or less.

Reference being made to a survey of Behymer, Ferguson and Wright made August 29, 1887 and recorded in Plat Book No. 3, Page 232 of the records in the Surveyor's Office of Mercer County, Ohio.

LESS AND EXCEPT:

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

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the East half of the Southwest Quarter of Section 4, Township 5 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a railroad spike at the center of said Section 4; thence, North 88° 44' 23" West, along the North line of the Southwest Quarter of said Section 4 and the centerline of Tama Road, a distance of Two Hundred Fifty-five and 68/100 (255.68) 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 88° 44' 23" West, along the last described line, a distance of Two Hundred Eighty-one and 03/100 (281.03) feet to a spindle; thence South 01° 15' 37" West, a distance of Three Hundred Ten (310.00) feet to a 5/8 inch iron bar; thence South 88° 44' 23" East, a distance of Two Hundred Eighty-one and 03/100 (281.03) feet to a 5/8 inch iron bar; thence North 01° 15' 37" East, a distance of Three Hundred Ten (310.00) feet to the place of beginning. Containing 2.00

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 August 29, 2000, on file in the County Engineer's Office.

Containing after the exception, 72.02 acres, more or less.

Tax Parcel No. 25-008600.0000

Map No. 05-04-300-002

Prior Transfer: Instrument # 201000000575 & #202100005807, Mercer County Recorder's Office.

PARCEL SIX

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Situated in the southeast quarter of the northwest quarter of Section 3, Hopewell Township, T5S, R2E, Mercer County, Ohio, as shown on plat of survey made by B.R. Gebhart, Registered Surveyor, on February 19, 1966, and duly recorded in Engineer's Survey Records in Volume 4,

Page 133, and more definitely described as follows:

Beginning at a corner stone "A" located 311.52 feet West and 1306.80 feet South of the North quarter post of Section Three (3), Hopewell Township; thence S 00° 00' 00", 718.42 feet, to a wood corner post; thence N 89° 43' 00" W, 104.33 feet, to a point "D" on the East right of way line of the Cincinnati Northern Railroad; thence N 23° 43' 00" W, 793.27 feet, along the East right of way line of the railroad to point "B" a concrete corner post; thence S 88° 54' 00" E, 423.35 feet, to point "A" the place of beginning.

ALSO, an Easement and Right of Way 12.00 feet wide for ingress and egress on and over those certain pieces of land upon like terms and conditions as described in Volume 164, Page 69, and Volume 164, Page 71, of the Mercer County Recorder's records. Bearing on line "A - C" is observed magnetic, all other figured from angles turned in the field. Tract contains Four and Thirty-six Hundredths (4.36) acres of land.

ALSO, a strip of land subject to the foregoing easements and an easement granted in Deed Volume 188, Page 378, to the owners of the premises West of the strip of land conveyed hereby, to-wit: Commencing at the centerline of the Tama Road at the East line of the Cincinnati Northern Railroad; thence East 89.00 feet to the place of beginning; thence Northwest on and along the East line of Bevin Lee and Sylvia Joseph as conveyed to them in Deed Volume 212, Page 401, to a point on the South line of the 4.36 acre tract described above; thence East, 4.00 feet; thence Southeast to a point 4.00 feet East of the place of beginning on the centerline of Tama Road; thence West 4.00 feet to the place of beginning.

Subject, however, to all legal highways, and subject to, and with the benefit of, all restrictions, conditions, limitations, reservations, easements, rights of way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

Tax Parcel No. 25-004300.0000

Map No. 05-03-100-008

Prior Transfer: Instrument # 201600005782, Mercer County Recorder's Office.

PARCEL SEVEN

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Being the North One-half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Nine (9), Town Five (5) South, Range Two (2) East, containing Eighty (80) acres, more or less, subject to all legal highways:

LESS AND EXCEPT: Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the North Half of the Northeast Quarter of Section 9, Township 5 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the Northeast corner of said Section 9;

Thence, South, along the East line of the Northeast Quarter of said Section 9 and the centerline of Hellwarth Road, a distance of Five Hundred and 45/100 (500.45) feet to a mine spike. Said point being the place of beginning for the parcel to be conveyed by this instrument;

Thence, continuing South, along the last described line, a distance of Three Hundred Sixty-three and 91/100 (363.91) feet to a point in the approximate center of an open ditch. Said point being marked by a mine spike in the bridge deck above;

Thence, along the approximate center of said open ditch, the following courses and distances:

South $74^{\circ} 00' 34''$ West, 171.27 feet to a point;

South $64^{\circ} 51' 30''$ West, 20.83 feet to a point;

Thence, leaving said ditch, North, Four Hundred Nineteen and 94/100 (419.94) feet to a $\frac{3}{4}$ inch iron bar;

Thence, East, a distance of One Hundred Eighty-three and 50/100 (183.50) feet to the place of beginning.

Containing 1.645 acres of land, more or less.

Subject to all easements and right-of-way of record. Reference is made to survey of this area by Gordon L. Geeslin, Professional Surveyor 5372, dated August 26, 1994, on file in the County

Engineer's Office.

Containing after said exception, 78.355 acres of land, more or less.

Tax Parcel No. 25-015100.0000

Map No. 05-09-200-001

Prior Transfer: Instrument #202300001980, Mercer County Recorder's Office.

PARCEL EIGHT

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

All that parcel of land situate in the County of Mercer and State of Ohio, being bounded and described according to a plat of survey dated May 28, 1985, made by Richard T. Mote, Registered Surveyor No. 5552, as follows, VIZ:

Situate in the Northwest Quarter and the Southwest Quarter of Section 14, Township 5 South, Range 2 East, Hopewell Township, Mercer County, Ohio, and being all of the remaining land, now owned by The Penn Central Corporation in Section 14 and being more particularly described as follows:

Commencing at an iron pin over a stone at the Northwest corner of said Section 14;

Thence North 89°49'36" East, 647.65 feet along the North line of said Section 14, said line also being the centerline of Oregon Road to a railroad spike, said railroad spike being the TRUE POINT OF BEGINNING for the tract described herein;

Thence continuing North 89°49'36" East, 71.88 feet to a railroad spike;

Thence South 23°31'01" East, 2377.10 feet to a point;

Thence South 23°28'27" East, 2377.69 feet to a railroad spike on the East line of the Southwest Quarter of said Section 14, said line also being the centerline of Hoenie Road;

Thence South 00°15'00" West, 164.04 feet along said line to a railroad spike; thence North 23°28'27" West 2527.85 feet to a point;

Thence North 23°28'01" West, 2405.56 feet to the point of beginning.

Containing 7.340 acres, more or less.

Together with all of Grantor's right, title and interest of, in and to the adjoining bridge over Twelve Mile Creek (Bridge No. 1223), including superstructures, piers and abutments thereof, whether on the land conveyed herein or within the bed of said Creek. In the event it should become necessary to remove the bridge, whether by governmental agency demand or other cause, Grantee shall

remove the bridge, together with all supporting piers located in the Creek, to such level in said Creek as may be required, at Grantee's sole cost and expense. As a further consideration of this conveyance, Grantee shall indemnify, protect and save harmless the Grantor from and against any loss, cost, damage or expense caused by or growing out of Grantee's failure to comply with any orders, requirements or rulings of any governmental agency having jurisdiction over the premises with respect to said bridge, including superstructures, piers and abutments thereof.

Subject to permanent and perpetual easements in gross, for all existing wire and pipe facilities or occupations whether or not covered by license or agreements, of record or not of record, that in any way encumber or affect the premises conveyed herein, and all rentals, fees and considerations resulting from such occupations, agreements and licenses and from the assignment or conveyance of such easements.

Further subject to all oil, gas, natural gas, casing-head gas, condensates, related hydrocarbons and all products produced therewith or therefrom in or under the premises conveyed herein, with the full and free right to enter upon said premises to test by boring, drilling or otherwise and to remove the same by the use of the usual or proper and convenient methods, devices or appliances, including the right to inject gas, air, water and other fluids into the sands and formations in or underlying said premises, without liability for any damage that may be done to the surface thereof, either by subsidence or otherwise.

Subject, however, to (1) rights of the public in those portions of the premises within the lines of Oregon Road and Hoenie Road; and (2) rights of the public and others in and to the waters of Twelve Mile Creek.

LESS AND EXCEPT THE FOLLOWING:

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

Being a parcel of land situated in the Northwest quarter of Section Fourteen (14), Township Five (5) South, Range Two (2) East, being more particularly described as follows:

Commencing at a cornerstone at the Northwest corner of said Section Fourteen (14);

thence South 88°46'10" East, Six Hundred Forty-seven and Sixty-five Hundredths (647.65) feet along the North line of the Northwest quarter of said Section Fourteen (14) and also being the centerline of Oregon Road to a railroad spike found, being the Point of Beginning;

thence continuing South 88°46'10" East, Seventy-one and Eighty-eight Hundredths (71.88) feet along the last described line to a railroad spike found;

thence South 22°05'15" East, Two Thousand One Hundred Seventy-one and Nine Hundredths (2171.09) feet to an iron pin found;

thence North 88°44'01" West, Seventy-one and Ninety-Hundredths (71.90) feet to a point;

thence North 22°05'15" West, Two Thousand One Hundred Seventy-one and Four Hundredths (2171.04) feet to the Point of Beginning, containing 3.290 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated April 13, 2009, on file in the County Tax Map Office.

Containing after said exception 4.04 acres of land, more or less.

Tax Parcel No. 24-006750.0000

Map No. 05-14-300-003

Prior Transfer: Instrument #202200000448, Mercer County Recorder's Office.

PARCEL NINE

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Being the East One-half (1/2) of the Southwest Quarter (1/4) of Section One (1), Town Five (5) South, Range Two (2) East, LESS AND EXCEPT THEREFROM the following described parcels:

1. Beginning at the Southeast corner of the above described tract at a point where the centerline of U.S. Route 127 intersects the centerline of Fast Road, which is on the South line of Section One (1); thence West along the centerline of Fast Road a distance of Three Hundred Fifty-seven (357) feet to a point; thence North parallel with the centerline of U.S. Route 127 a distance of Two Hundred Sixty-four (264) feet; thence East parallel with the centerline of Fast Road a distance of Three Hundred Fifty-seven (357) feet to the centerline of U.S. Route 127; thence South along the centerline of U.S. Route 127 a distance of Two Hundred Sixty-four (264) feet to the place of beginning, containing Two (2.00) acres of land, more or less.
2. Beginning at the Section stone at the South quarter post of the Southwest Quarter (1/4) of Section One (1); thence North 89° 39' East on and along the South line of Section One (1) (also the approximate centerline of Fast Road) a distance of Nine Hundred Eighty-one and Fifty-eight Hundredths (981.58) feet to a point; thence North 00° 07' East a distance of Two Hundred Sixty-four (264) feet to a point; thence South 89° 39' West on a line parallel to the South line of Section One (1), an approximate distance of Nine Hundred Eighty-one and Fifty-eight Hundredths (981.58) feet to a point on the West line of the East One-half (1/2) of the Southwest Quarter (1/4) of said Section One (1); thence in a Southerly direction on and along said West line an approximate distance of Two Hundred Sixty-four (264) feet to the place of beginning, WITH SAID EXCEPTION CONTAINING Five and Ninety-five Hundredths (5.95) acres of land, more or less.
3. LESS AND EXCEPT: Commencing at a cornerstone at the South quarter post of said Section One (1); thence North 01° 26' 27" East, Seven Hundred Seventy-seven and Thirty-six Hundredths (777.36) feet along the East line of the Southwest Quarter (1/4) of said Section One

(1), and also being the centerline of U.S. Route 127 to a MAG nail set as the Point of Beginning; thence North 84° 03' 16" West, Two Hundred Ninety-two and Eighty-five Hundredths (292.85) feet and passing through an iron pin with cap set at Thirty-five (35.00) feet to an iron pin with cap set; thence North 01° 15' 12" East, Two Hundred Ninety-seven and Thirty Hundredths (297.30) feet to an iron pin with cap set; thence South 88° 44' 42" East, Two Hundred Ninety-two and Ninety-two Hundredths (292.92) feet and passing through an iron pin with cap set at Two Hundred Fifty-seven and Ninety-two Hundredths (257.92) feet to a MAG nail set; thence South 01° 26' 27" West, Three Hundred Twenty-one and Twenty-five Hundredths (321.25) feet along the East line of the Southwest Quarter (1/4) of said Section One (1) and also being the centerline U.S. Route 127 to the Point of Beginning, containing Two and Seventy-six Thousandths (2.076) acres of land, more or less, subject to all valid easements and right-of-way.

Minor Subdivision Plat recorded at Official Records Volume 175, Page 1021.

Containing in this tract after said exceptions, Sixty-nine and Nine Hundred Seventy-four Thousandths (69.974) acres of land more or less, subject to all legal highways and easements of record.

Tax Parcel No. 25-00800.0000

Map No. 05-01-300-002

Prior Transfer: Instrument #201400002923, Mercer County Recorder's Office.

PARCEL TEN

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the southeast quarter of Section 14, township 5 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a Mag nail found at the South Quarter Post of said Section 14 -

Thence, South 88° 40' 26" East, along the south line of the southeast quarter of said Section 14 and the centerline of Morrow Road, a distance of 1685.15 feet to a Mag nail set. Said point being of the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 88° 40' 26" East, along the last described line, a distance of 947.85 feet to a Mag nail found -

Thence, North 01° 43' 18" East, along the east line of the southeast quarter of said Section 14 and the centerline of Weitz Road, a distance of 1328.10 feet to a Mag spike set -

Thence, North 88° 40' 48" West, along the north line of the southeast quarter of the southeast quarter of said Section 4, a distance of 947.85 feet to a 5/8 inch iron bar set -

Thence, South 01° 43' 18" West, a distance of 1328.00 feet to the place of beginning.

Containing 28.897 acres of land 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 17, 2020. On file in the County Engineer's office.

Tax Parcel No. 24-009000.0600

Map No. 05-14-400-013

Prior Transfer: Instrument #202200001342, Mercer County Recorder's Office.

PARCEL ELEVEN

Situate in the Township of Hopewell, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, in the East half of the Southeast Quarter of Section 4, Township 5 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the stone at the east quarter post of said Section 4; thence South 00° 20' East along the East line of the Southeast Quarter of said Section 4 and the centerline of Hellwarth Road, a distance of five hundred seventy-seven and 53/100 (577.53) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing South 00° 20' East along the last described line, a distance of three hundred fifty (350.00) feet to a railroad spike; thence South 89° 40' West, a distance of two hundred forty-eight and 91/100 (248.91) feet to a 5/8 inch iron bar; thence North 00° 20' West a distance of three hundred fifty (350.00) feet to a 5/8 inch iron bar; thence North 89° 40' East, a distance of two hundred forty-eight and 91/100 (248.91) feet to the place of beginning, containing 2.00 acres of land, more or less, subject to all easements and rights of way of record.

AND ALSO:

A parcel of land situated in the East one-half (½) of the Southeast Quarter (¼) of Section 4, Town Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at an existing P.K. nail (5046 MCLCD) at the Northeast corner of the Southeast Quarter (¼) of Section 4; thence South 01° 21' 26" West, along the East line of the Southeast Quarter (¼), Five Hundred Seventy-seven and 53/100 (577.53) feet to an existing railroad spike found, and thence North 88° 38' 34" West, Two Hundred Forty-eight and 91/100 (248.91) feet to an existing rebar found for the TRUE PLACE OF BEGINNING.

Thence South 01° 21' 26" West, parallel with the aforesaid East line, Two Hundred Fifty-eight and

00/100 (258.00) feet to a 5/8" rebar and cap set;

Thence North 88° 38' 34" West, Eighty-eight and 76/100 (88.76) feet to a 5/8" rebar and cap set;

Thence North 01° 21' 26" East, parallel with the aforesaid East line, Two Hundred Fifty-eight and 00/100 (258.00) feet to a 5/8" rebar and cap set, and

Thence South 88° 34' 34" East, Eighty-eight and 76/100 (88.76) feet to the place of beginning. Containing 0.5257 acre.

Reference is made to a prior deed recorded in OR 205, Page 2262 of the Deed Records of Mercer County, Ohio.

Reference is also made to a survey of this area by Don N. Friemoth, Registered Professional Surveyor NO. 04981, dated May 6, 2008.

Bearings are based on the Mercer County Local Coordinate Datum System (MCLCDS).

LESS AND EXCEPT:

A parcel of land situated in the East one-half (½) of the Southeast Quarter (¼) of Section 4, Town Five (5) South, Range Two (2) East, Hopewell Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at an existing P.K. nail (5046 MCLCD) at the Northeast corner of the Southeast Quarter (¼) of Section 4, and thence South 01° 21' 26" West, along the East line of the Southeast Quarter (¼), Eight Hundred Thirty-five and 53/100 (835.53) feet to a MAG nail set for the TRUE PLACE OF BEGINNING.

THENCE continuing South 01° 21' 26" West along the aforesaid East line, Ninety-two and 00/100 (92.00) feet to an existing railroad spike found;

THENCE North 88° 38' 34" West, Two Hundred Forty-eight and 91/100 (248.91) feet to an existing rebar found;

THENCE North 01° 21' 26" East, parallel with the aforesaid East line, Ninety-two and 00/100 (92.00) feet to a 5/8" rebar and cap set, and

THENCE South 88° 38' 34" East, passing thru a 5/8" rebar and cap set at 228.91 feet, Two Hundred Forty-eight and 91/100 (248.91) feet to the place of beginning. Containing 0.5257 acre and subject to all legal road rights-of-ways and easements of record.

Reference is made to a prior deed recorded in OR 205, Page 2262 of the Deed Records of Mercer County, Ohio.

Reference is also made to a survey of this area by Don N. Friemoth, Registered Professional Surveyor No. 04981, dated May 6, 2008.

Bearings are based on the Mercer County Local Coordinate Datum System (MSLCDS).

AND ALSO:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, and in the southeast quarter of Section 4, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the east quarter post of said Section 4;

Thence S 01° 21' 26" W, 377.53 feet along the east line of the southeast quarter of said Section 4 and also being the centerline of Hellwarth Road to a Mag nail set as the point of beginning;

Thence continuing S 01° 21' 26" W, 200.00 feet along the last described line to a railroad spike found;

Thence N 88° 38' 34" W, 337.67 feet and passing through an iron pin found at 20.00 feet to an iron pin found;

Thence S 01° 21' 26" W, 258.00 feet to an iron pin found;

Thence S 88° 38' 34" E, 337.67 feet and passing through an iron pin found at 317.67 feet to a Mag nail found;

Thence S 01° 21' 26" W, 442.00 feet along the east line of the southeast quarter of said Section 4 and also being the centerline of Hellwarth Road to a Mag nail set;

Thence N 88° 38' 34" W, 484.00 feet and passing through an iron pin with cap set at 20.24 feet to an iron pin with cap set;

Thence N 01° 21' 26" E, 900.00 feet to an iron pin with cap set;

Thence S 88° 33' 34" E, 484.00 feet and passing through an iron pin with cap set at 464.22 feet to the Point of Beginning, containing 8.00 acres of land more or less, subject to all valid easements and right of way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 21, 2013 on file in the county tax map office.

Tax Parcel No. 25-008800.0100

Map No. 05-04-400-003

Prior Transfer: Instrument #201400000092, Mercer County Recorder's Office.

and all the **Estate, Right, Title and Interest** of Seth B. Kohnen and Amanda M. Kohnen, husband and wife, the Grantors, in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging to said Grantees, their successors and assigns forever.

Whereof, Seth B. Kohnen and Amanda M. Kohnen, husband and wife, the Grantors, have here unto set their hands, this 6th day of October in the year A.D. Two Thousand Twenty-Three.



AARON M. BAKER
ATTORNEY AT LAW

NOTARY PUBLIC
STATE OF OHIO

No Expiration Date Section 147.03 R.C.

Seth B. Kohnen

Amanda M. Kohnen

STATE OF OHIO, COUNTY OF VAN WERT, SS:

Acknowledged before me, a notary public, on this 6th day of October 2023, by Seth B. Kohnen and Amanda M. Kohnen, husband and wife, the Grantors, who acknowledged their signatures to be their voluntary act and deed. This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

Notary Public – State of Ohio

My Commission Expires N/A

*This instrument was prepared by Aaron M. Baker, Keister & Baker, LLC, Attorneys-at-Law.
No title search was requested of or performed by this office.*