

TRANSFERRED DESCRIPTION
SUFFICIENT
OR TAX MAPPING PURPOSES


FEB 28 2019

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RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance fee \$ 269.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 2/28/19
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL PERSONS BY THESE PRESENTS

That, Daniel L. Hesseling, Trustee of The Daniel L. Hesseling Living Trust, dated July 2, 2009 aka The Daniel L. Hesseling Family Trust, dated July 2, 2009, aka The Daniel L. Hesseling Family Trust, dated December 8, 2011 aka The Daniel L. Hesseling Family Trust as Amended on December 13, 2018, for valuable consideration, paid, grants, with general warranty covenants, to

Digger & Dabble, LLC, an Ohio limited liability company

whose TAX MAILING ADDRESS is 1140 Ft. Recovery-Minster Road, Ft. Recovery, Ohio 45846, the following real property:

Situated in the TOWNSHIP of JEFFERSON, COUNTY of MERCER, and STATE of OHIO:

Being Lots 22, 23, 24, 25 and 26 of Harbor Point Addition in Section 5, Township 6 South, Range 3 East, Jefferson Township, Mercer County, Ohio, as shown on plat recorded in plat book 4, page 25.

Also, a tract of land lying immediately west of and contiguous to said lots situated in Section 5, town 6 South, Range 3 East, Jefferson Township, and being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the Southwest corner of Lot 26 in Harbor Point Addition aforesaid-

Thence, North 89° 45' 38" West, along the extension of the south line of said Lot 26, a distance of One Hundred Seventy-nine and 89/100 (179.89) feet to a 5/8 inch iron bar-

Thence, North 00° 13' 24" East, a distance of Two Hundred Seventy and 94/100 (270.94) feet to a point-

Thence, South 89° 45' 38" East, along the South line of State Route 703, a distance of One Hundred Seventy-nine and 81/100 (179.81) feet to the Northwest corner of Lot 22 in Harbor Point Addition aforesaid-

Thence, South 00° 12' 22" West, along the West line of said Lots Numbered 22 through 26, a distance of Two Hundred Seventy and 95/100 (270.95) feet to the place of beginning.

Tract contains 1.119 acres of land more or less and contains in total 1.865 acres of land in this area.

Reference is made to a survey of this area by Gordon L. Geeslin, Professional Surveyor 5372, dated June 7, 1991, on file in the County Engineer's Office.

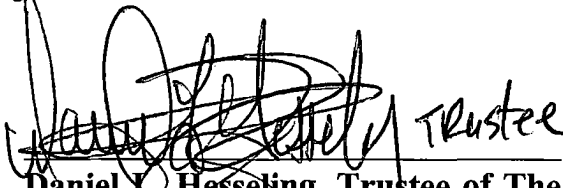
Tax Parcel I.D. #26-246500.0000 / Tax Map #09-05-401-011 (Lot 22)
Tax Parcel I.D. #26-246600.0000 / Tax Map #09-05-401-012 (Lot 23)

Tax Parcel I.D. #26-246700.0000 / Tax Map #09-05-401-013 (Lot 24)
Tax Parcel I.D. #26-246800.0000 / Tax Map #09-05-401-014 (Lot 25)
Tax Parcel I.D. #26-246900.0000 / Tax Map #09-05-401-015 (Lot 26)
Tax Parcel I.D. #26-243800.0000 / Tax Map #09-05-401-010 (1.119 acres)

Prior Instrument Reference: Instrument #201800002590, and Instrument #201800003179, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: February 28, 2019

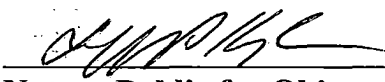


Trustee
Daniel L. Hesseling, Trustee of The Daniel L. Hesseling Living Trust, dated July 2, 2009 aka The Daniel L. Hesseling Family Trust, dated July 2, 2009, aka The Daniel L. Hesseling Family Trust, dated December 8, 2011 aka The Daniel L. Hesseling Family Trust as Amended on December 13, 2018

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Daniel L. Hesseling, Trustee of The Daniel L. Hesseling Living Trust, dated July 2, 2009 aka The Daniel L. Hesseling Family Trust, dated July 2, 2009, aka The Daniel L. Hesseling Family Trust, dated December 8, 2011 aka The Daniel L. Hesseling Family Trust as Amended on December 13, 2018**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 28th day of February, A.D. 2019.



Notary Public for Ohio
My Commission:

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: 1st Call Realty, 4380 Monroe Road, Celina,