

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 25 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 25 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$ 2579.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
[Signature] 2/25/2021
Deputy Aud. Date

WARRANTY DEED

Schwiet Acres, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants to JAL Grain Farms, LLC, an Indiana limited company, Grantee, whose tax-mailing address is 7900 E. 800 S, Union City, Indiana 47390, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO.

Also, the property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

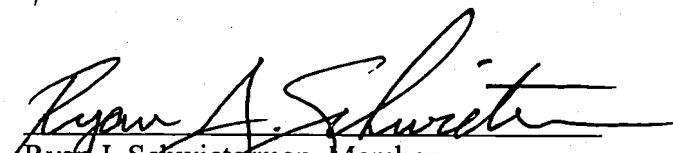
- (i) All easements, right-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, code, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which will be prorated to date of closing.

Permanent Parcel Number: 40-055900.0000 and 40-053300.0000; Map Numbers: 03-35-100-005; 03-34-200-005

Prior Instrument Reference: Instrument Number 2016-0000-6290, of the Records of Mercer County, Ohio.

TAX CLAUSE: GRANTOR and GRANTEE agree to pro-rate taxes and assessments as of the date of closing. GRANTOR assumes and agrees to pay all taxes and assessments accrued prior to the date of closing, based upon the current tax rate; and GRANTEE assumes and agrees to pay all taxes and assessments accrued on and after the date of closing.

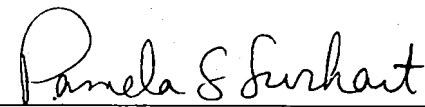
Executed this 24th day of February, 2021.


Ryan J. Schwieterman, Member

NOTARIAL CERTIFICATE

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

The foregoing instrument was acknowledged before me this 24th day of February, 2021, by Ryan J. Schwieterman, Member of Schwiet Acres, LLC, an Ohio limited liability company, on behalf of the company. No oath or affirmation was administered to the signer(s) with regard to this notarial act.


Notary Public

This Instrument prepared by:
Michael A. Burton, Reg. No. 0064921
103 S. Blackhoof Street, PO Box 1957
Wapakoneta, Ohio 45895
Telephone (419) 738-9274
mburton@jauertburton.com



PAMELA S. SWIHART
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 14, 2022

EXHIBIT A

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

The Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), and the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 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, situated in the Township of Union, County of Mercer, and State of Ohio.

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 ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Southeast corner of the West half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-five (35); thence North along the East line of the West half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of said 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 ($\frac{5}{8}$) inch iron bar; thence South a distance of Three Hundred Five and Seventeen Hundredths (305.17) feet to a Five-eighths ($\frac{5}{8}$) 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 Volume OR117, Page 2648, Mercer County Official Records.