

That the Grantors, Susan A. Tesno and James A. Tesno, Wife and Husband, and Deane D. Armour and Sandra J. Armour, Husband and Wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, Craig S. Riesen and Pamela R. Riesen, Husband and Wife, whose tax mailing address is 54125 Club Island Road, Celina, OH 45822, the following real property:

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

Being Lot Number Twenty-one (21) in DORSTEN'S CLUB ISLAND ADDITION, as the same appears upon the Recorded Plat thereof and subject to all conditions, restrictions and easements of record.

Grantors agree to pay the December, 1992 installment of real estate taxes and assessments; Grantees assume and agree to pay the June, 1993 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Last transfer of record appears in Volume 315, Page 805, of the Mercer County Recorder's Records of Deeds.

Grantors also assign to Grantees all their right, title and interest in two boat dock easements from Club Island Association, Inc., for boat docks #56 and #55, which adjoin Lot #21 herein, which easements are recorded in the Mercer County Recorder's Records of Deeds, Volume 318, Pages 116 and 117.

APPROVED

DEC 22 1992

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. F. E.

ENG. MAP #: 005-2312-02-003-00-02

~~Exemption paragraph~~ conveyance fee \$83.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

BH
Deputy Aud.

12-22-92
Date

This transfer, all prior transfers, and the assignment of boat dock easements #56 and #55 adjoining Lot #21 herein, are hereby approved.

CLUB ISLAND ASSOCIATION, INC.

By: Richard Schieman

its Pres.

TRANSFERRED

DEC 22 1992

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

39822

OHIO WARRANTY DEED

Susan A. Tesno and
Deane D. Armour

TO

Craig S. Riesen and
Pamela R. Riesen
54125 Club Island Rd.
Celina, OH 45822

PRESENTED FOR RECORD
On the 22 day of Dec 1992
at 2:34 o'clock P M
recorded Dec 23 1992
In Mercer Co. Ohio, Record of
Deeds
Patricia E. Grotz
ORDER - MERCER CO.
Dec 10. 00
Vol. 322 pg. 960-61

VOL 322 PAGE 961

The Grantors herein, Susan A. Tesno and James A. Tesno, Wife and Husband, and Deane D. Armour and Sandra J. Armour, Husband and Wife, release all rights of dower herein.

Witness our hands, this 17th day of December, 1992.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

Karen G. Fleming
Karen G. Fleming

Thomas Luth
Thomas Luth

Susan A. Tesno
Susan A. Tesno

James A. Tesno
James A. Tesno

Deane D. Armour
Deane D. Armour

Sandra J. Armour
Sandra J. Armour

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Susan A. Tesno and James A. Tesno, Wife and Husband, and Deane D. Armour and Sandra J. Armour, Husband and Wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio, this 17th day of December, 1992.

Karen G. Fleming
Notary Public

KAREN G. FLEMING
Notary Public - State of Ohio
My Commission Expires Sept. 30, 1997

This instrument prepared by: Meikle, Tesno & Luth, Attys,
100 North Main Street, Celina, Ohio 45822
This deed prepared without benefit of title search.