

31652

WARRANTY DEED
WITH DOWER

From

George E. Clark and

Florence E. Clark

To

George P. Hart and

Anna Marie Hart

TRANSFERRED

JAN 22 1957

JUSTUS A. GILBERG

COUNTY AUDITOR

MERCER COUNTY, OHIO

Received for Record on the 22 day

of January, 1957

at 11:52 o'clock A. M.

Recorded January 25, 1957

In Deed Book No.

Page

Gertrude Mc Cain

County Recorder

Fees

Heer Ptg. Co., Col., O.

369

10-55-1.

Heer Ptg. Co., Col., O. (W.H.A. Form)

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That
George E. Clark and Florence E. Clark, husband and wife,

in consideration of
One Dollar (\$1.00) and other good and valuable consideration

to them paid by George P. Hart and Anna Marie Hart,
husband and wife, R. B. #1, Ft. Recovery, Ohio,

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and
CONVEY to the said George P. Hart and Anna Marie Hart,

their heirs and assigns forever, the
following described real estate situated in the Township of
Gibson, County of Mercer and State of Ohio,
and bounded and described as follows:

Being the southwest quarter of the southwest quarter of
Section thirty five, town fifteen north, range one east,
Gibson Township, Mercer County, Ohio, containing 40 acres of
land, more or less.

Said land is sold subject to the terms and conditions set
forth in the right of way held by the Gulf Pipe Line Company
of Pennsylvania as recorded in Volume 31, page 125, record
of leases and agreements, in Mercer County, Ohio, Recorder's
Office.

Last transfer of record appears in volume 175, page 333, of
the Mercer County, Ohio, Deed Records.

Grantors to pay the January, 1957, installment of taxes and/or
assessments thereon, Grantees to pay all installments of taxes
and/or assessments thereafter.



and all the ESTATE, TITLE and INTEREST of the said
George E. Clark and Florence E. Clark,

either in Law or in Equity, of, in and to
the said premises; Together with all the privileges and appurtenances to the same belonging; and
all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of
the said George P. Hart and Anna Marie Hart, their

heirs and assigns forever.

AND the said George E. Clark and Florence E. Clark,

for themselves and for their heirs, executors and administrators,
do hereby Covenant, with the said

George P. Hart and Anna Marie Hart, their

heirs and assigns, that they are the true and lawful owners
of the said premises, and have full power to convey the same; and that the title so conveyed is
CLEAR, FREE and UNINCUMBERED; and further that they will WARRANT
and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said

George E. Clark and Florence E. Clark, husband and wife,

hereby release their right and expectancy of DOWER in the said premises, have hereunto
set their hands and seal this 19th day of January
in the year of our Lord one thousand nine hundred and fifty seven.

Signed, Sealed and Acknowledged in
Presence of

[Handwritten signatures of witnesses]

George E. Clark
George E. Clark

(Seal)

(Seal)

Florence E. Clark
Florence E. Clark

(Seal)

(Seal)

THE STATE OF OHIO,

Mercer

County, ss.

BE IT REMEMBERED, That on the 19th day of
January

one thousand nine hundred and fifty seven, before me, the subscriber,

a notary public

in and for said County, personally came

George E. Clark and Florence E. Clark, husband and wife,

the Grantors in the foregoing Deed, and acknowledged the
signing and sealing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

FRANKE

official

seal on the day and year aforesaid.

NOTARY PUBLIC, MERCER COUNTY, OHIO
My Commission Expires August 5, 1959

This instrument prepared by:

KNAPKE & MONTGOMERY
Per Henry J. Knapke

[Handwritten signature of Notary Public]
Notary Public for Ohio - Mercer County
My comm. ex.