

31863
WARRANTY DEED
WITH DOWER

From

Herbert J. Hartings

and Mary L. Hartings

To

Howard H. Hartings

and Ruth Ann Hartings

TRANSFERRED

FEB 25 1957

JUSTUS A. GILBERG

COUNTY AUDITOR

MERCER COUNTY OHIO

Received for Record on the 25 day

of February, 1957

at 3:45 o'clock P. M.

Recorded February 28, 1957

In Deed Book No.

Page

Gertrude McLean

County Recorder.

Fees

Heer Ptg. Co., Celina, O.

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Herbert J. Hartings and
Mary L. Hartings, husband and wife,

in consideration of

One and no/100 Dollars

to them paid by Howard H. Hartings and Ruth Ann Hartings,
husband and wife

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and
CONVEY to the said Howard H. Hartings and Ruth Ann Hartings,

their

heirs and assigns forever, the

following described real estate situated in the Village of
Philothea, County of Mercer and State of Ohio,

and bounded and described as follows: Taken out of the following:

Being parts of lots thre (3), four (4) and five (5)
Original Plat, Philothea, Ohio, as shown on Plat
recorded in Plat Book 1, page 25, Mercer County
Recorder's Records, Celina, Ohio and more definitely
described as follows: Beginning at a point 350 feet
south of the northwest corner of Lot Five (5);
thence east 243½ feet across Lots Five (5), Four (4)
and Three (3) original plat, Philothea, Ohio;
thence south along east line of Lot Three (3),
160 feet to Little Beaver Creek; thence following
the meanderings of Little Beaver Creek in a
southwesterly direction to a point where the
west line of Lot Five (5) intersects meander line
of Little Beaver Creek; thence north along west
line of Lot Five (5) a distance of 306 feet to
point of beginning.

The portion being transferred being as follows:

Beginning at a point 350 South of Northwest
corner of Lot Five (5) Original Plat, Philothea,
Ohio; thence East 118', thence South 90', thence
West 118' thence North 90' to the place of
beginning.

Consideration being less than Fifty Dollars (\$50.00)
no Revenue Stamp is required.

and all the ESTATE, TITLE and INTEREST of the said Herbert J. Hartings and
Mary L. Hartings

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 Howard H. Hartings and Ruth Ann Hartings, their

heirs and assigns forever.

AND the said

Herbert J. Hartings and Mary L. Hartings

for themselves and for their heirs, executors and administrators,
do hereby Covenant, with the said Howard H. Hartings and Ruth Ann Hartings
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 Herbert J. Hartings and Mary L.
Hartings, husband and wife

hereby release XXXXXXXXXXXX right and expectancy of DOWER in the said premises, have hereunto
set their hands and seals this 23rd day of February
in the year of our Lord one thousand nine hundred and fifty-seven

Signed, Sealed and Acknowledged in
Presence of

Lee R. Dabbelt
Margaret W. Dues

Herbert J. Hartings (Seal)
Herbert J. Hartings (Seal)
Mary L. Hartings (Seal)
Mary L. Hartings (Seal)

THE STATE OF OHIO.

Mercer

County, ss.

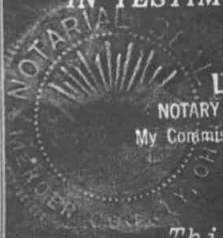
BE IT REMEMBERED, That on the 23rd day of
February in the year of our Lord

one thousand nine hundred and fifty-seven, before me, the subscriber,
a notary public in and for said County, personally came

Herbert J. Hartings and Mary L. Hartings

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
notarial seal on the day and year aforesaid.



LEE R. DABBELT
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 1st, 1958

Lee R. Dabbelt

This instrument was prepared by Lee R. Dabbelt, Celina, Ohio