

159

VOL 204 PAGE 158

WARRANTY DEED
WITH DOWER

From
Pauline Rose, a widow and now
unmarried,

To
Carl Francis Spangler and Velma
Mary Dahlinghaus,
R.R. 1, St. Henry, Ohio.

TRANSFERRED

JAN 26 1961

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Received for Record on the 26 day
of January, 1961
at 3:55 o'clock P.M.

Recorded February 6, 1961

In Deed Book No.

Page
Hertude McCann
County Recorder.
Fees \$3.00

Heer Ptg. Co., Cols., O.

Walter R. Bernard, Attorney.

Heer Ptg. Co., Cols., O. (W.H.A. Form) Form 30178

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Pauline Rose, a widow and now
unmarried,

.....in consideration of
ONE DOLLAR (\$1.00) and other valuable considerations

to her paid by Carl Francis Spangler and Velma Mary Dahlinghaus,
R.R. 1, St. Henry, Ohio,

the receipt whereof is hereby acknowledged, do^{es} hereby GRANT, BARGAIN,
SELL and CONVEY to the said Carl Francis Spangler and Velma Mary Dahlinghaus,
their

.....heirs and assigns forever, the
following described REAL ESTATE situated in the Township of
Granville, County of Mercer and State of Ohio,
and bounded and described as follows:

Being Lot Number Two (2) and 22 1/2 feet of uniform width off the entire
west side of Lot Number Three (3) in the Rose Subdivision located in the
southwest quarter of the southwest quarter of Section 22, Town 7 South,
Range 2 East, Granville Township, Mercer County, Ohio, as shown on the
recorded plat of said subdivision in Plat Book 7, Page 26, Recorder's
Office, Mercer County, Ohio.

ALSO, being a parcel out of the south part of Lot Number Six (6) in said
Rose Subdivision in the southwest quarter of the southwest quarter of
Section 22, Town 7 South, Range 2 East, Granville Township, Mercer County,
Ohio, more particularly described as follows: Beginning for the same at
the northwest corner of Lot Number Three (3) in said subdivision; thence
west 35 feet to a point; thence south 25 feet to the north line of Lot
Number Two (2); thence east following the north line of said Lot Number
Two (2) a distance of 35 feet to the west line of Lot Number Three (3);
thence north 25 feet to the place of beginning.

Said conveyance shall be subject to all the restrictions, conditions and
provisions recited on the plat of said Rose Subdivision, shown in Plat
Book Number 7, Page 26, Recorder's Office, Mercer County, Ohio, which are
made a part hereof by reference and incorporated herein the same as if
fully rewritten herein.

The Grantees agree to pay the installment of taxes and/or assessments
which becomes due and payable in June 1961 and thereafter.



and all the ESTATE, TITLE and INTEREST of the said.....

Pauline Rose.....

.....either in Law or in Equity, of, in and to
the said premises; Together with all the privileges and appurtenances to the same belong-
ing, and all the rents, issues and profits thereof; To Have and to Hold the same to the
only proper use of the said..... Carl Francis Spangler and Velma Mary Dahlinghaus,
their.....

heirs and assigns forever.

AND the said..... Pauline Rose.....

for herself..... and for her..... heirs, executors and administrators,
do..... hereby Covenant, with the said..... Carl Francis Spangler and Velma Mary
Dahlinghaus, their.....

heirs and assigns, that..... she is..... the true and lawful owner.....
of the said premises, and ha.s..... full power to convey the same; and that the title so con-
veyed is CLEAR, FREE and UNINCUMBERED; and further that..... she.....
will WARRANT and DEFEND the same against all claim or claims of all persons
whomsoever.

IN WITNESS WHEREOF, The said.....Pauline Rose, a widow and now unmarried...

hereby release.....right and expectancy of DOWER in the said premises, has.....
hereunto set her hand and seal this 21 day of
January.....in the year of our Lord one thousand nine
hundred and sixty-one (1961).....

Signed, Sealed and Acknowledged in
Presence of

W. J. Boske
People's National Bank

Pauline Rose (Seal)
Pauline Rose

(Seal)

(Seal)

(Seal)

THE STATE OF OHIO,

Mercer

County, ss.

BE IT REMEMBERED, That on the 21 day
of January.....in the year of our Lord

one thousand nine hundred and sixty-one....., before me, the subscriber,
a Notary Public.....in and for said County, personally came

Pauline Rose, a widow and now unmarried,

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official.....seal on the day and year aforesaid.

W. J. BOSKE

Notary Public

My Commission Expires 9/3/68

W. J. Boske
Mercer Co. Ohio

THIS INSTRUMENT PREPARED BY:
Walter R. Bernard, Attorney.