

5279

WARRANTY DEED
WITH DOWER

Vol 209

656

From

Ray Wilker

Juliana Wilker

To

Donald G. Grunden

Madelyn Grunden

Montezuma, Ohio

TRANSFERRED

DEC 28 1962

TOM TIMMERMAN

COUNTY Auditor.

Received for Record on the 26 day

of December, 1962

at 2:00 o'clock P. M.

Recorded December 26, 1962

In Deed Book No.

Page

Deed Book No. 209

County Recorder.

Fees \$2.00

Heer Ptg. Co., Col., O.

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That

Ray Wilker and Juliana Wilker, husband and wife

in consideration of

One (\$1.00) dollar and other good and valuable consideration

to them paid by Donald G. Grunden and Madelyn Grunden,

Husband and Wife, Montezuma, Ohio

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and

CONVEY to the said Donald G. Grunden and Madelyn Grunden,

their heirs and assigns forever, the

following described real estate situated in the Township of

Franklin, County of Mercer and State of Ohio,

and bounded and described as follows:

Being out lot number thirteen (13) in the Village of Montezuma, Mercer County, Ohio, as now on record in the Records Office in said county.

ALSO:

Tract number two (2), commencing for the same at the southeast corner of Out Lotnumber thirteen (13) in the Village of Montezuma, Mercer County, Ohio, running south one (1) rod, thence West ten (10) rods; thence North One (1) rod; thence East ten (10) rods to the place of beginning, being one sixteenth of an acre. The above described premises situated in Section number thirty (30), Township six (6) South, Range Three (3) East, in the Village of Montezuma, Township of Franklin, County of Mercer, and State of Ohio.

Last transfer of record appears in Volume 134, Page 524 of the Mercer County, Ohio Deed Record.

Grantors to pay the January, 1963 installments 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

Ray Wilker and Juliana Wilker

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 Donald G. Grunden and Madelyn Grunden,

their heirs and assigns forever.

AND the said Ray Wilker and Juliana Wilker 209 657

for themselves and for their heirs, executors and administrators,
do hereby Covenant, with the said Donald G. Grunden and Madelyn Grunden,
their
heirs and assigns, that they are the true and lawful owner^s
of the said premises, and ha^{ve} 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

Ray Wilker and Juliana Wilker, husband and wife

hereby releases their right and expectancy of DOWER in the said premises, ha^{ve} hereunto
set their hands and seal this 21st day of December
in the year of our Lord one thousand nine hundred and sixty two.

Signed, Sealed and Acknowledged in
Presence of

Herbert J. Miller

Thomas Homan

Ray Wilker (Seal)

Ray Wilker (Seal)

Juliana Wilker (Seal)

Juliana Wilker (Seal)

THE STATE OF OHIO.

Mercer County, ss.

BE IT REMEMBERED, That on the 21st day of
December in the year of our Lord
one thousand nine hundred and sixty two,

before me, the subscriber,
a Notary Public

Ray Wilker and Juliana Wilker, husband and wife

the Grantor^s 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
official seal on the day and year aforesaid.

This Instrument Prepared by:

KNAPE & MONTGOMERY

HERBERT J. MILLER, Notary Public
In and for Mercer County, Ohio
My Commission Expires 5-15-64

Herbert J. Miller
Notary Public for Mercer County
My Comm. Ex: