

5968

WARRANTY DEED
WITH DOWER

From

C. Janell Kolter

To

Ralph Bolinger
Gladys Bolinger
Rockford, Ohio

TRANSFERRED

TRANSFERRED, 19

APR 15 1963

County Auditor.

COUNTY AUDITOR

Received for Record on the 10/15 day

of April

1963

at 1:24 o'clock P. M.

Recorded April 19, 1963

In Deed Book No.

Page

Deed Book M-10

County Recorder.

Fee 2.00

Heer Ptg. Co., Colo., O.

My Comm. Ex:

COMMISSION

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

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That
C. Janell Kolter, a married lady

in consideration of
One (\$1.00) dollar and other good and valuable consideration
to her paid by Ralph Bolinger and Gladys Bolinger,
husband and wife, Rockford, Ohio
the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and
CONVEY to the said Ralph Bolinger and Gladys Bolinger,

their heirs and assigns forever, the
following described real estate situated in the Township of
Dublin, County of Mercer and State of Ohio,

and bounded and described as follows:
Being a part of out Lot #41 to the Village of Rockford, Ohio, as the same
appears upon the recorded Plat thereof, and more particularly described as
follows:

Beginning at a point that is located in the center of State Route #118
and on the South Corporation Line of the Village of Rockford, Ohio, and
which point is 31.55 feet West and 390.52 feet South of the Southwest
corner of Lot Number 359 in CALE FRYSSINGER'S SECOND ADDITION to the Village
of Rockford, Ohio; thence East on and along the South Corporation Line,
a distance of 158.93 feet to the West right-of-way line of the New York
Central Railroad; thence in a northerly direction and following the West
right-of-way line of the New York Central Railroad to a point at the
Southeast corner of the Dr. Bradrick property; thence West on and along the
South line of the Dr. Bradrick property to a point in the center of State
Route #118; thence South on and along the center of State Route #118 a
distance of 90 feet to the place of beginning.

Last transfer of record appears in Volume 185, Page 591, of the Mercer
County, Ohio, Deed Record.

Grantor to pay the June, 1963, installments of taxes and/or assessments
thereon, Grantees to pay all installments of taxes and/or assessments
thereafter.

This conveyance is made subject to the following restrictions: only
a new residence and of new material shall be constructed thereon and of
a value of not less than Ten thousand (\$10,000.00) dollars.

and all the ESTATE, TITLE and INTEREST of the said
C. Janell Kolter

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 Ralph Bolinger and Gladys Bolinger,

their
heirs and assigns forever.



AND the said

C. Janell Kolter
for herself and for her heirs, executors and administrators,
do hereby Covenant, with the said Ralph Bolinger and Gladys Bolinger
their

heirs and assigns, that she is the true and lawful owner
of the said premises, and has full power to convey the same; and that the title so conveyed 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

C. Janell Kolter and Ted C. Kolter, husband and wife
hereby release s their right and expectancy of DOWER in the said premises, have hereunto
set their hands and seal this 10th day of April
in the year of our Lord one thousand nine hundred and sixty three

Signed, Sealed and Acknowledged in
Presence of

Warren W. Montgomery
R.C. Seay

C. Janell Kolter (Seal)
C. Janell Kolter (Seal)
Ted C. Kolter (Seal)
Ted C. Kolter (Seal)

THE STATE OF OHIO.

BE IT REMEMBERED, That on the 10th day of
Mercer County, ss. April in the year of our Lord
one thousand nine hundred and sixty three, before me, the subscriber,
a Notary Public in and for said County, personally came
C. Janell Kolter and Ted C. Kolter, 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:

KNAPKE & MONTGOMERY

Warren W. Montgomery
Notary Public for Ohio
My Comm. Ex:

