

Affidavite to Terminate Life Estate Deed Vol. 330 page 835

6917

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PRESENTED FOR RECORD
On the 19 day of Aug 1963
at 9:41 o'clock A.M.
recorded August 22, 1963
in Mercer Co., Ohio, Record of
Deeds
Curtis M. Pin
Recorder, Mercer County, Ohio
\$3.00
Bike up.

TRANSFERRED
AUG 19 1963
TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT JULIUS LEISTENSCHNEIDER of Mercer County, Ohio, in consideration of One Dollar (\$1.00) and other valuable considerations to him in hand paid by JAMES LEISTENSCHNEIDER whose address is Rural Route #1, St. Henry, Ohio does hereby GRANT, BARGAIN, SELL AND CONVEY to the said JAMES LEISTENSCHNEIDER his heirs and assigns forever, the following described Real Estate, situate in the Township of Granville in the County of Mercer and State of Ohio, and bounded and described as follows:

The east half of the southwest quarter of section twenty-two (22), township seven (7) south, range two (2) east, containing eighty (80) acres of land, more or less.

Also commencing four and one-half (4½) rods east from the southwest corner of the southeast quarter of the northwest quarter of section twenty-two (22), town seven (7) south, range two (2) east; thence east twenty-one (21) rods to the center of the State Highway; thence northwest on and along the center of said State Road twenty-five and three-fourths (25 ¾) rods; thence south fifteen and one-fourth (15¼) rods; to the place of beginning, containing one (1) acre more or less.

Excepting therefrom the tract of land conveyed by deed to MARINIUS A. FULLENKAMP and RUBY FULLENKAMP, recorded in Deed Book 177, page 299 of the deed records of Mercer County, Ohio, and described as follows:

Situate in the northeast quarter of the southwest quarter of section twenty-two (22), township seven (7) south, range two (2) east, Granville Township, Mercer County, Ohio. Beginning at stone marking center of section twenty-two (22), township seven (7) south, range two (2) east thence south 0° 30' east along half section line 681.35 feet to a point on center line of State Route 119 passing through an iron stake set 44.35 feet north of above point thence 54° 24' 20" west along center line of State Route 119 a distance of 1137.95 feet to a point on half section line thence to the point of beginning passing thru an iron pipe set 57.9 feet east of point in highway. The above tract contains 7.2 acres subject to right of way of State Highway on South side. This tract is taken out of 80 acre tract of JULIUS LEISTENSCHNEIDER as recorded in Recorder's Office, Courthouse, Celina, Ohio.

Former deed recorded in Mercer County Deed Records, Deed Book 127, page 4.

WILLIAM MAC MILLAN, Jr.
ATTORNEY AT LAW
TROTWOOD, OHIO

and all the ESTATE, RIGHT, TITLE AND INTEREST of the said grantor in and to said premises; excepting and reserving to the grantor and to URSULA LEISTENSCHNEIDER, an estate in the above-described premises for and during the natural lives of said grantor and URSULA LEISTENSCHNEIDER.

TO HAVE AND TO HOLD said premises, with all the rights, easements and appurtenances thereunto belonging, and all the rents, issues and profits thereof from and after the death of the grantor and URSULA LEISTENSCHNEIDER to the said grantee, his heirs and assigns forever, subject, however, to all legal highways and subject to the exceptions, reservations and conditions herein contained.

And the said JULIUS LEISTENSCHNEIDER does hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE AND UNINCUMBERED, and that he will defend the same against all lawful claims of all persons whomsoever, save and excepting any and all taxes and assessments becoming due and payable after the June 1962 installment, which the grantee herein assumes and agrees to pay as part consideration herein.

IN WITNESS WHEREOF, the said JULIUS LEISTENSCHNEIDER and URSULA LEISTENSCHNEIDER, who hereby release her right and expectancy of dower in said premises, have hereunto set their hands, this 2nd day of January in the year A. D. nineteen hundred and sixty-~~two~~^{three}.

Signed and acknowledged in presence of us:

Lois Mac Millan
William Mac Millan, Jr.

Julius Leistenschneider
Ursula Leistenschneider

WILLIAM MAC MILLAN, Jr.
ATTORNEY AT LAW
TROTWOOD, OHIO

*No revenue stamps
necessary - consideration
less than \$100.*

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STATE OF OHIO
MERCER COUNTY ss,

On this 2nd day of January A. D. 1963, before me, a Notary Public in and for said County, personally came JULIUS LEISTENSCHNEIDER and URSULA LEISTENSCHNEIDER (husband and wife) the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



William Mac Millan, Jr.
*Notary Public in and for the
State of Ohio*
No expiration date

This instrument prepared by William MacMillan, Jr.
Attorney at Law
Trotwood, Ohio