

165 824

Warranty Deed

CORPORATION

Bay View Lodge, Inc.

TD

Gladys R. Stanfield  
18 Hill Street  
Clayton, Ohio

See

Transferred

KANSFERREL

19

APR 16 1965

COUNTY AUDITOR

TOM TIMMERMAN

COUNTY AUDITOR

MERCER COUNTY, OHIO

COUNTY OF

Mercer

SS

RECEIVED FOR RECORD ON THE

16 day of April 1965

at 10:22 o'clock A.M.

and RECORDED April 22 1965 in

DEED BOOK

PAGE

Vol

218

Gertrude Mc Cain

COUNTY RECORDER

RECORDERS FEE

\$ 2.00

255

Form 633—OHIO WARRANTY DEED—From a Corporation

TUTBLANX REGISTERED U.S. PAT. OFFICE  
Tuttle Law Print Publishers, Rutland, Vt.

# Know All Men By These Presents.

That, Bay View Lodge, Inc., a Corporation incorporated under the laws of the State of Ohio the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to its full satisfaction of Gladys R. Stanfield, 18 Hill Street, Clayton, Ohio, the Grantee, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, her heirs and assigns, the following described premises, situated in the Township of Franklin, County of Mercer and State of Ohio:

Lot Number fifty one (51) of Bayview Third Addition, as the same appears upon the recorded plat thereof.

Last transfer of record appears in Volume 214, Page 403, of the Mercer County, Ohio, Deed Records.

Grantor to pay the July 1965 installment of taxes and/or assessments thereon, Grantee to pay all installments of taxes and/or assessments thereafter.

This conveyance is subject to the following restrictions, which shall be binding on Grantee and his successors in title to the real estate herein described, to-wit:

1. Only residences shall be constructed on said real estate or placed thereon, which improvement shall have not less than 720 square feet of living space on the first floor thereof, excluding porches, breezeways and garages.
2. Only new material shall be used on the exterior or dwellings placed thereon.

The image shows four United States revenue stamps. On the left is a large vertical stamp for \$1.00, featuring a portrait of George Washington and the word 'DOCUMENTARY'. To its right are two smaller horizontal stamps, each for 50 cents, also featuring a portrait of George Washington and the word 'DOCUMENTARY'. The stamps are arranged in a slightly overlapping manner.

be the same more or less, but subject to all legal highways.

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, her heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantee, her heirs and assigns, that at and until the enfeoffment of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free and clear from all incumbrances whatsoever.

and that it will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, forever, against all lawful claims and demands whatsoever.

**In Witness Whereof**, said corporation sets its hand and corporate seal, by  
Adam W. Miller its President  
Violet J. Miller and its Secretary  
this 16<sup>th</sup> day of March  
A. D. 1965.

BAY VIEW LODGE, INC.

Signed and acknowledged in presence of:

By Adam W. Miller  
Adam W. Miller, President

By Violet J. Miller  
Violet J. Miller, Secretary

The State of Ohio,  
Mercer County,

ss. Before me, a notary public, in and for said County, personally appeared the above named

by Adam W. Miller  
and Violet J. Miller

its President  
its Secretary

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Celina, Ohio, this 16<sup>th</sup> day of March, A. D. 1965.

My Commission is indefinite.

Notary Public  
for Ohio.

This instrument prepared by Knapke & Meikle, Attorneys.