

1820

WARRANTY DEED
WITH DOWER

From

Berniece Bell

To

Hugh L. Knox
and
Shirley J. Knox
360 Quitman Street, Dayton 10, Ohio

TRANSFERRED

AUG 14 1965

TOM KIMMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Received for Record on the 14 day

of August, 1965

at 10:22 o'clock A.M.

Recorded August 24, 1965

In Deed Book No.

Page

Gertrude McLain

County Recorder

Fees

220

PAGE 505

Heer Ptg. Co., Cols., O.

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

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That

Berniece E. Klosterman, now Berniece Bell, a married lady,

in consideration of

One (\$1.00) Dollar and other good and valuable considerations,

to her paid by Hugh L. Knox and Shirley J. Knox,

husband and wife; 360 Quitman Street, Dayton 10, Ohio,

the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and
CONVEY to the said

Hugh L. Knox and Shirley J. Knox,

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:



Lot Numbered one (1); two (2); nineteen (19) and twenty (20) of CUMMINGS SUBDIVISION, as the same appear upon the recorded plat thereof, of record in Plat Book 6, Page 10, of the Mercer County, Ohio, Records of Plats.



The above conveyance is made subject to the following restrictions, to-wit: No building or other construction shall be built or placed on any of the following area conveyed above, to-wit:

Twenty (20) feet of uniform width off of and along the West side of said lots two (2) and nineteen (19). This restriction shall cease and be null and void when the grantor herein or her husband, Harry Bell, shall no longer have any interest in ~~the above described~~ lots three (3) and eighteen (18), of Cummings Subdivision.

Grantor to pay the January 1966 installment of taxes and/or assessments thereon, Grantees to pay all installments of taxes and/or assessments thereafter.

Last transfers of record appear in Volume 196, Page 323; and Volume 206, Page 83, of the Mercer County, Ohio, Deed Records.



and all the ESTATE, TITLE and INTEREST of the said

Berniece Bell

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 Hugh L. Knox and Shirley J. Knox, their

heirs and assigns forever.

AND the said

Berniece Bell

for herself and for her heirs, executors and administrators,
does hereby Covenant, with the said

Hugh L. Knox and Shirley J. Knox, 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

Berniece Bell and Harry Bell, her husband

hereby release his right and expectancy of DOWER in the said premises, have hereunto
set their hands and seals this 14th day of August

in the year of our Lord one thousand nine hundred and sixty five

Signed, Sealed and Acknowledged in
Presence of

Henry J. Knapke
Rose Ann Knapke

Bernice G. Knapke
Bernice Bell (Seal)
Harry Bell (Seal)
Harry Bell (Seal)

THE STATE OF OHIO.

Mercer County, ss.

BE IT REMEMBERED, That on the 14th day of
August

one thousand nine hundred and sixty five, before me, the subscriber,
a Notary Public

Berniece Bell and Harry Bell, her husband

the Grantors 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 & MEIKLE, Attorneys,
Roemer Bldg., Celina, Ohio.

Notary Public for Ohio.
My Commission is indefinite.

