

No. 2269

Warranty Deed

From
Velma Cracraft, etc.

To
Marian G. Brown
3872 E. 9th
Cincinnati, Ohio

TRANSFERRED

Transferred OCT 15 - 1965

County Auditor
COM TMMERMAN

State of Ohio, Mercer County, ss.

Presented for record on the 5th day

of Oct 1965 at 1:55

o'clock P. M.

Recorded Oct. 8 1965

in Deed Book No.

Page

Vol. 221

County Recorder

FIEHRER AND FIEHRER

ATTORNEYS AT LAW

708 RENTSCHLER BLDG.

HAMILTON, OHIO

THE HILL-BROWN PRINTING COMPANY

KNOW ALL MEN BY THESE PRESENTS: THAT Velma Cracraft, Ruth
Zimbelman and Elsie Foley, all married, grantor S,

in consideration of One Dollar and other good and valuable considerations
to them paid by Marian G. Brown
Cincinnati, Ohio

grantee S,
the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND
CONVEY to the said Grantee, her heirs and assigns forever the following described
real estate, to-wit:

XX
XXXXXXXX

Situate in the Township of Franklin, in the County of Mercer and
State of Ohio, and being lot number six (6) of Turtle Neck Point Plat
as the same appears upon the recorded plat thereof, of record in Plat
Book 4, page 48 of the Mercer County, Ohio, plat records.

Being the same premises transferred to the grantors herein by
Certificate of Transfer recorded in Vol. 217, page 471 of the Deed
Records of Mercer County, Ohio.



and all the ESTATE, TITLE AND INTEREST of the said Grantor S, 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 Grantee, her heirs and
assigns forever; AND the said Grantor S, for themselves and for
their heirs, executors and administrators, do hereby
COVENANT with the said Grantee, her
heirs and assigns, that they are the true and lawful owner S
of the premises, and have full power to convey the same; that the title so conveyed is CLEAR,
FREE AND UNINCUMBERED; and further, that they do WARRANT AND
WILL DEFEND the same against all claim, or claims, of all persons whomsoever, saving and
excepting all taxes and assessments due and payable in June, 1966,
and thereafter which the grantee herein assumes and agrees to pay as
part of the consideration of this conveyance.

IN WITNESS WHEREOF, the said Velma Cracraft, Ruth Zimbelman, Elsie Foley, all married, and Thomas B. Cracraft, Carl Zimbelman, and Roger C. Foley, their husbands,

each of whom hereby release their right and expectancy of DOWER in said premises, have hereunto set their hands, this 18th day of September, one thousand nine hundred and sixty-five.

Signed and acknowledged in presence of us:

Marion G. Fiehrer
Jacques J. Fiehrer

Velma Cracraft
Velma Cracraft
Thomas B. Cracraft
Thomas B. Cracraft
Ruth Zimbelman
Ruth Zimbelman
Carl Zimbelman
Carl Zimbelman
Elsie Foley
Elsie Foley
Roger C. Foley
Roger C. Foley

THE STATE OF OHIO, COUNTY OF BUTLER, SS.

BE IT REMEMBERED, that on the 18th day of September, one thousand nine hundred and sixty-five, before me, the subscriber, a Notary Public in and for said county, personally came Velma Cracraft and Thomas B. Cracraft, her husband, Ruth Zimbelman and Carl Zimbelman, her husband, and Elsie Foley and Roger C. Foley, her husband,

the Grantor s in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal, on the day and year aforesaid.

Jacques J. Fiehrer
Jacques J. Fiehrer
Notary Public, State of Ohio
My Commission Has No Expiration Date

This Instrument was Prepared by
Fiehrer and Fiehrer
Attorneys at Law
708 Rentschler Bldg.
Hamilton, Ohio

