

8203

WARRANTY DEED
WITH DOWER

VOL 230 PAGE 188
From Nadine Rohlfing and Echo
Kettering & Ray Kettering
To John H. Thomas &
Sharna Kay Thomas

TRANSFERRED

NOV 25 1967
TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Received for Record on the 25 day
of November, 1967
at 11:05 o'clock A.M.
Recorded Nov. 28, 1967
In Deed Book No.

Page
Verdunde McClain
County Recorder.
Fees \$3.00

Heer Ptg. Co., Cols., O.

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Nadine Rohlfing, a widow and
now unmarried lady, and Echo Kettering and Ray Kettering, her husband,

in consideration of
One Dollar and other valuable consideration
to them paid by John H. Thomas and Sharna Kay Thomas,
husband and wife, of R.R.#3, Rockford, Ohio,

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN,
SELL and CONVEY to the said John H. Thomas and Sharna Kay Thomas,

their heirs and assigns forever, the
following described REAL ESTATE situated in the TOWNSHIP of
BLACKCREEK, County of MERCER and State of Ohio,
and bounded and described as follows:

Being a certain tract of land located in the Northeast $\frac{1}{4}$
of the Southeast $\frac{1}{4}$ of Section 24, Town 4 South, Range 1
East, Blackcreek Township, Mercer County, Ohio, as shown
on the plat of a survey made by B. R. Gebhart, Registered
Surveyor #3909 in November of 1967 and to which plat reference
is made for a more detailed description.

Beginning at an iron harrow tooth, point "A", set in the
centerline of the Township Line Road (East line of Section
24) a distance of five hundred fifty and thirty four
hundredths (550.34) feet South $0^{\circ} 30'$ West of the Section
stone at the East quarter post of Section 24 above; thence
North $89^{\circ} 30'$ West a distance of one hundred seventy seven
(177) feet to a wood stake, point "B", and passing through
a patented iron survey stake set twenty five (25.00) feet
West of point "A" and a patented iron survey stake set five
(5.00) feet east of point "B"; thence South $0^{\circ} 30'$ West a
distance of two hundred forty six (246.00) feet to a wood
stake, point "C"; thence South $89^{\circ} 30'$ East a distance of
one hundred seventy seven (177.00) feet to an iron harrow
tooth, point "D", set in the centerline of the Township
Line Road and passing through a patented iron survey stake
set five (5.00) feet East of point "C" and a patented iron
survey stake set twenty five (25.00) feet West of point "D";
thence North $0^{\circ} 30'$ East, on and along the centerline of the
Township Line Road (East line of Section 24) a distance of
two hundred forty six (246.00) feet to point "A", the place
of beginning.

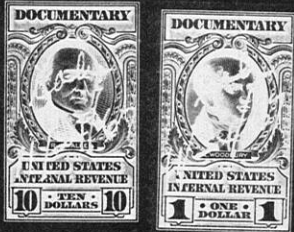
Bearing on line "A - D" was observed magnetic, all others
figured from actual angles turned in the field.

Tract contains one (1.00) acre of land and is subject to the
legal right of way of the Township line Road along the entire
East side.

8203

Grantors obtained title to the premises above by deeds recorded in Volume 227, Page 539 and Volume 227, Page 541 of the Mercer County Recorder's records.

Grantors herein agree to pay the December, 1967, installment of taxes and assessments. Grantees agree to assume and pay all taxes and assessments due and payable thereafter.



and all the ESTATE, TITLE and INTEREST of the said Nadine Rohlfing and Echo Kettering and Ray Kettering, 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 John H. Thomas and Sharna Kay Thomas, their heirs and assigns forever.

AND the said Nadine Rohlfing and Echo Kettering and Ray Kettering for themselves and for their heirs, executors and administrators, do hereby Covenant, with the said John H. Thomas and Sharna Kay Thomas, their heirs and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is CLEAR, FREE and UNINCUMBERED; and further that they will WARRANT and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Nadine Rohlfing, a widow and now unmarried lady, and Echo Kettering and Ray Kettering, her husband, who hereby release s his right and expectancy of DOWER in the said premises, have hereunto set their hand s and seals on this 22 day of November 1967 in the year of our Lord one thousand nine hundred and sixty-seven (1967)...

Signed, Sealed and Acknowledged in Presence of

Dorothy Secker
Witness as to No. 1
Marie V. Klosterman
Witness as to No. 1
Marie V. Klosterman
Witness as to No. 2 & 3
Marie V. Klosterman
Witness as to No. 2 & 3

1. Nadine Rohlfing (Seal)
2. Echo Kettering (Seal)
3. Ray Kettering (Seal)

THE STATE OF OHIO,
MERCER County, ss. BE IT REMEMBERED, That on the 22 day of November in the year of our Lord one thousand nine hundred and sixty-seven, before me, the subscriber, a Notary Public in and for said County, personally came Echo Kettering and Ray Kettering 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 notarial seal on the day and year aforesaid.



MARIE V. KLOSTERMAN, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Marie V. Klosterman
Notary Public

THE STATE OF INDIANA)
ALLEN COUNTY) ss.

BE IT REMEMBERED, That on the 24 day of November in the year of our Lord one thousand nine hundred and sixty-seven, before me, the subscriber, a Notary Public in and for said County, personally came Nadine Rohlfing, one of the grantors in the foregoing Deed, and acknowledged the signing and sealing thereof to be her voluntary act and deed.

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



Dorothy Secker
Notary Public

This Deed prepared by HINDERS & KLOSTERMAN, Attys., Celina, Ohio.