

8243

WARRANTY DEED  
WITH DOWER

From

Ed Hemmelgarn and

Josephine Hemmelgarn

To

Hemmelgarn & Sons, Inc.,  
R. R. #1  
Coldwater, Ohio 45828

TRANSFERRED

DEC 1967

COM TITIMER, MA  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Received for Record on the 1 day

of December, 1967

at 3:22 o'clock P. M.

Recorded December 5, 1967

In Deed Book No.

Page

Gertrude M. Cain

County Recorder

Fees 2.00

Heer Plg. Co., Colls. O.

230

231

WARRANTY DEED  
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That

Ed Hemmelgarn and Josephine Hemmelgarn,

husband and wife,

in consideration of

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

to paid by Hemmelgarn & Sons, Inc.,

an Ohio corporation, R. R. #1, Coldwater, Ohio 45828,

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and

CONVEY to the said

Hemmelgarn & Sons, Inc.,

its successors heirs and assigns forever, the

following described real estate situated in the Township of

Butler, County of Mercer and State of Ohio,

and bounded and described as follows:

Beginning at the South Quarter Post of Section five (5), Butler Township, Town seven (7) South, Range two (2) East, in the Village of Philothea, Mercer County, Ohio; thence North along the North-South Half-Section line a distance of two hundred (200.0) feet to an iron pipe; thence East parallel to the South line of Section five (5), a distance of twenty six (26.0) feet to the place of beginning; thence continuing East along said line, a distance of sixty seven and five-tenths (67.5) feet to an iron pipe; thence North parallel to the North-South Half-Section line a distance of eighty four (84.0) feet; thence East parallel to the South line of Section five (5), a distance of eighty two and five-tenths (82.5) feet to an iron pipe; thence North parallel to the North-South Half-Section line, a distance of one hundred twelve (112.0) feet to an iron pipe; thence West parallel to the South line of Section 5, a distance of one hundred fifty (150.0) feet; thence South, parallel to the North-South Half-Section, a distance of two hundred (200.00) feet to the place of beginning.

Area "A" described above contains 0.310 acres in Lot #13 and 0.212 acres in Lot #14.

Last transfer of record appears in Volume 143, Page 463, of the Mercer County, Ohio, Deed Records.

Consideration of less than \$100.00; no revenue stamps required.



and all the ESTATE, TITLE and INTEREST of the said

Ed Hemmelgarn and Josephine Hemmelgarn, their

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 Hemmelgarn & Sons, Inc., its successors

heirs and assigns forever



AND the said

Ed Hemmelgarn and Josephine Hemmelgarn  
for themselves and for their heirs, executors and administrators,  
do hereby Covenant, with the said  
Hemmelgarn & Sons, Inc., its successors  
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

Ed Hemmelgarn and Josephine Hemmelgarn, husband and wife,  
hereby release their right and expectancy of DOWER in the said premises, have hereunto  
set their hands and seals this 29th day of November  
in the year of our Lord one thousand nine hundred and sixty seven.

Signed, Sealed and Acknowledged in  
Presence of

*Henry J. Knapke*  
*Rose Ann Diller*

*Ed Hemmelgarn* (Seal)  
Ed Hemmelgarn (Seal)  
*Josephine Hemmelgarn* (Seal)  
Josephine Hemmelgarn (Seal)

THE STATE OF OHIO.

BE IT REMEMBERED, That on the 29th day of  
Mercer County, ss. 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  
Ed Hemmelgarn and Josephine Hemmelgarn, husband and wife,  
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.

*Henry J. Knapke*  
Notary Public for Ohio.  
My Commission is indefinite.