

2256

Warranty Deed

HAZEL HARNER

TO

STEVEN & SHIRLEY BELL
R.R., Celina, Ohio

TRANSFERRED

Transferred JUL 22 1969

TOM TIMMERMAN

COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 22 day of July 1969

at 3:45 P.M.

recorded

at Mercer Co., Ohio, Record of

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Form 621 — OHIO WARRANTY DEED

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

Know all Men by these Presents

That

Hazel Harner, an unmarried lady,

in consideration of

One Dollar and other valuable consideration

to

her

paid by

Steven Bell and Shirley Bell,

husband and wife,

Whose address is:

the receipt whereof is hereby acknowledged, do es hereby Grant, Bargain,

Sell and Convey to the said

Steven Bell and Shirley Bell,

husband and wife,

their

heirs and assigns forever,

the following described real estate situated in the Township
of Center, County of Mercer and State of Ohio, to-wit:

Being a certain tract of land located in the west half of the
Northeast quarter of Section 5, Town 5 South, Range 3 East,
Center Township, Mercer County, Ohio, as shown on the plat of
a survey made by B.R. Gebhart, Registered Surveyor #3909,
recorded in Survey Book 4, Page 215 and to which plat
reference is hereby made for a more definite description.

Beginning at an iron harrow tooth, point "F", in the center-
line of the Celina-Mendon Road (North and South centerline of
Section 5) a distance of one thousand seventy six and forty
six hundredths (1076.46) feet South 00° 15' East of point
"X", the North quarter post of Section 5, above; thence North
89° 45' East a distance of two hundred fifty (250.00) feet
to a patented iron survey stake, point "E"; thence South
00° 15' East a distance of two hundred seventeen and eighty
hundredths (217.80) feet to a patented iron survey stake,
point "H"; thence South 89° 45' West a distance of two hundred
fifty (250.00) feet to an iron harrow tooth, point "G"
in the centerline of the Celina Mendon Road; thence North
00° 15' West on and along the centerline of the road a
distance of two hundred seventeen and eighty hundredths
(217.80) feet to point "F", the place of beginning.

Bearing on line "X - Y" was observed magnetic, all other
figured from actual angles turned in the field.

Tract contains one and twenty five hundredths (1.25) acres
of land subject to the legal right of way of the Celina
Mendon Road along the entire West end.



The Grantor and Grantee of this deed
have complied with the provisions of
R. C. Sec. 319.202. Tom Timmerman,
Mercer County Auditor.

Deputy Aud. W. J. 11.30

Date 7-22-69

Grantor obtained title to the premises contained by deed recorded in Volume 151, Page 508; Volume 162, Page 397 and Volume , Page of the Mercer County Recorder's records.

and all the **Estate, Title and Interest** of the said Hazel Harner

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 Steven Bell and Shirley Bell, husband and wife,

their heirs, and assigns forever,
And the said Hazel Harner

for herself and her heirs, executors and administrators,
do es hereby **Covenant** with the said Steven Bell and Shirley Bell, husband and wife,

their heirs, and assigns,
that she is the true and lawful owner of the said premises, and ha s full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And Further,** That she does **Warrant and will Defend** the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, The said Hazel Harner, an unmarried lady,

who hereby release --- all --- right and expectancy of ~~Dower~~ in the said premises, ha s hereunto set her hand this 18th. day of July in the year of our Lord one thousand nine hundred sixty-nine (1969)

Signed and acknowledged in presence of Hazel Harner
Renee Bughan
John J. Hinders
Hazel Harner

State of OHIO, County of MERCER, ss.
Be it Remembered, That on this 18th. day of July, in the year of our Lord one thousand nine hundred sixty-nine, before me, the subscriber, a Notary Public, in and for said county, personally came Hazel Harner, an unmarried lady,

the grantor in the foregoing Deed, and acknowledged the signing 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 last aforesaid.

JOHN J. HINDERS, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Notary Public, State of Ohio

This instrument prepared by Hinders and Klosterman, Attorneys.