

3388
Warranty Deed

Clarence H. Bruns and
Rose M. Bruns, His Wife,
TO
Kenneth and Ruth Bruns
Chickasaw, Ohio

Transferred
DEC 2 2 1969
19
TOWN OF FRANKLIN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 22nd day of Dec 1969
at 10:45 o'clock A.M.
recorded Dec 23 1969
in Mercer Co., Ohio, Record of
Deeds
Bertrando McElain
Recorder, Mercer County, Ohio

VOL 239 PAGE 269

File 302

FORM 622—OHIO WARRANTY DEED.—Short Form.

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

Know all Men by these Presents

That Clarence H. Bruns, a married man, grantor,
of Mercer County, Ohio,
in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS-----
to him in hand paid by Kenneth and Ruth Bruns, husband and wife,
whose address is Chickasaw, Ohio,
does hereby Grant, Bargain, Sell and Convey
to the said Kenneth and Ruth Bruns, husband and wife, grantees,
their heirs and
assigns forever, the following described Real Estate, situate in the Township
of Franklin in the County of Mercer
and State of Ohio.

The south side of the Southwest Quarter (1/4) of the Southwest
Quarter (1/4) of Section Thirty-four (34), Town Six (6) South, Range
Three (3) East, containing ten (10) acres, more or less, last re-
corded in Volume 131, Page 230, Record of Deeds of Mercer County,
Ohio.

Also: The fractional Northwest Quarter (1/4) of Section Three (3)
Town Seven (7) South, Range Three (3) East, less and except there-
from a strip of land 141.9' of uniform width off of the east side of
said fractional quarter section, and also, less a strip of land 1033.3'
of uniform width off of the south side of the above described fract-
ional quarter, and, also, less a strip of land, commencing at a point
416' south of the intersection of the Harrison and Cloverfour Roads,
and using such point as the place of beginning, thence south 133',
thence west 113', thence north 133', thence east 113' to the place of
beginning. Last recorded in Volume 131, Page 230, Deed Records of
Mercer County, Ohio.

Total amount of acreage herein conveyed is 85.64 acres more or less.

Exemption paragraph, conveyance Fee E-D
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202, Tom Timmerman, Mercer County
Auditor.
112 Deputy Aud. 12/22/69 Date



and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantee, his heirs and assigns forever.
And the said Clarence H. Bruns, a married man,

does hereby Covenant and Warrant that the title so conveyed is Clear, Free and
Unincumbered, and that he will Defend the same against all lawful claims of
all persons whomsoever.

In Witness Whereof, the said Clarence H. Bruns, the grantor,
and Rose M. Bruns, his wife,
hereby release her right and expectancy of dower in said premises, who
hereunto set their hands, this 15th day of December
in the year A. D. nineteen hundred and sixty-nine (1969)
Signed and acknowledged in presence of us:

Lee R. Dabbelt

Clarence H. Bruns
Clarence H. Bruns

John J. Uhlenhake

Rose M. Bruns
Rose M. Bruns

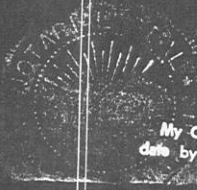
State of Ohio, MERCER County, ss.

On this 15th day of December A. D. 1969, before me, a Notary Public,
in and for said County, personally came Clarence H. Bruns, the grantor,
and Rose M. Bruns, his wife,

acknowledged the signing thereof to be their voluntary act and deed.
Witness my official signature and seal on the day last above mentioned.

Lee R. Dabbelt

Notary Public, Mercer County, Ohio.



LEE R. DABBELT
NOTARY PUBLIC
STATE OF OHIO
My Commission has no expiration
date by authority of Ohio R.C. 147-03

This instrument prepared by LEE R. DABBELT, (Without Benefit of Search
of Chain of Title.)