

4479  
Warranty Deed

DALE R. KLOSTERMAN  
and  
BERNICE KLOSTERMAN  
TO  
LESTER V. YOUNCKER  
and  
PAULINE G. YOUNCKER  
315 E. College  
Columbus, O

TRANSFERRED

Transferred JUN - 1 1970  
JOM TIMMERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

on the 1 day of June 1970

at 10:10 o'clock A.M.

Recorded

in Mercer County, Ohio, Record of

Deeds

Bertander McLean

Recorder, Mercer County, Ohio

File #400

HINDERS & KLOSTERMAN  
ATTORNEYS AND COUNSELORS AT LAW  
CELINA, OHIO 45822

VOL 240 PAGE 465

Form 621 — OHIO WARRANTY DEED

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

# Know all Men by these Presents

That DALE R. KLOSTERMAN and BERNICE KLOSTERMAN, husband and wife  
in consideration of One Dollar (\$1.00) and other good and valuable  
considerations

to them paid by LESTER V. YOUNCKER and PAULINE G. YOUNCKER

Whose address is:

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

Sell and Convey to the said LESTER V. YOUNCKER and PAULINE G. YOUNCKER

their 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:

Being a certain Tract of land located in the Southeast quarter ( $\frac{1}{4}$ ) of  
Section Thirteen (13), Town Six (6) South, Range Two (2) East, in  
Butler Township, Mercer County, Ohio, as shown on the Plat of a survey  
made by B. R. Gebhart, Registered Surveyor No. 3909, which is dated  
March 28, 1969, and to which Plat reference is hereby made for a more  
definite description;

Beginning at point "A" in the centerline of Johnston Road a distance  
of Three Hundred (300) feet North  $4^{\circ} 42' 47''$  West of the intersection  
of the centerline of the Johnston Road and the South line of Section  
Thirteen (13); thence continuing North  $4^{\circ} 42' 47''$  West on and along  
the centerline of Johnston Road a distance of Three-Hundred Eighty  
(380) feet to point "B"; thence South  $88^{\circ} 48' 47''$  East a distance of  
Four Hundred Twenty-six and Forty Hundredths (426.40) feet to point  
"C" in the centerline of U. S. Route 127; thence South  $2^{\circ} 11' 13''$   
West on and along the centerline of U. S. Route 127 a distance of Two-  
Hundred Ninety-seven and Fifty Hundredths (297.50) feet to point "Z";  
thence South  $42^{\circ} 59' 13''$  West a distance of Forty-one and Eighty-six  
Hundredths (41.86) feet to a wood stake, point "R"; thence South  $04^{\circ}$   
 $21' 13''$  West a distance of Forty-nine and Thirty-eight Hundredths  
(49.38) feet to a wood stake, point "D"; thence North  $88^{\circ} 48' 47''$  West  
a distance of Three Hundred Fifty-one and Thirty-four Hundredths  
(351.34) feet to point "A", the place of beginning, containing Three  
and Forty-six Hundredths (3.46) acres of land more or less, subject to  
all legal highways.

Points designated as "D-R-Z" are on the State property line and lie  
within the Right-of-way of U. S. Route 127. Bearing on lines "Z-R"  
and "R-D" was taken from the Plat of the State of Ohio Department of  
Natural Resources Survey of this part of Section Thirteen (13) in

Butler Township which was made by the Jennings-Lawrence Co., Columbus Ohio, in 1968. All other bearings figured from actual angles turned in the field.

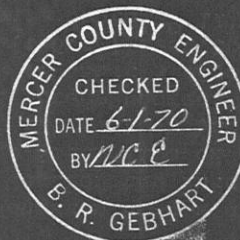
Grantors to pay the June 1970 installment of taxes and assessments; Grantees herein assume and agree to pay all installments of taxes and assessments due and payable thereafter, beginning with the December 1970 installment.

*Previous deed record Volume 237 P. 309*

Exemption paragraph, conveyance Fee 5.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319.202. Tom Timmerman, Mercer County  
Auditor.

MZ  
Deputy Aud.

6-1-70  
Date



and all the **Estate, Title and Interest** of the said Dale R. Klosterman  
and Bernice Klosterman, husband and wife,

*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  
Lester V. Youngker and Pauline G. Youngker, husband and wife,*

*their heirs, and assigns forever;*  
**And the said** Dale R. Klosterman and Bernice Klosterman

*for themselves and their heirs, executors and administrators,  
do hereby Covenant with the said Lester V. Youngker and Pauline  
G. Youngker,*

*that they are their heirs, and assigns,  
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 do  
Warrant and will Defend the same against all claim or claims, of all persons  
whomsoever;*



**In Witness Whereof**, The said Dale R. Klosterman and Bernice Klosterman, husband and wife,

who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 23rd day of May in the year of our Lord one thousand nine hundred Seventy (1970).

Signed and acknowledged in presence of

James B. Dabbelt  
Witness  
Virginia M. Paulus  
Witness

Dale R. Klosterman  
Dale R. Klosterman  
Bernice Klosterman  
Bernice Klosterman

State of OHIO, County of MERCER, ss.

**Be it Remembered**, That on this 23rd day of May, in the year of our Lord one thousand nine hundred Seventy (1970), before me, the subscriber, a Notary Public in and for said county, personally came Dale R. Klosterman and Bernice Klosterman, husband and wife,

the grantors in the foregoing Deed, and acknowledged the signing 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 last above said.

James B. Dabbelt  
Notary Public  
JAMES B. DABBELT, Notary Public  
Mercer County, Ohio  
My Commission Expires March 3, 1971

This instrument prepared by HINDERS & KLOSTERMAN, Attorneys at Law