

7248  
**Warranty Deed**

Harold J. Farris  
and  
Dorothy L. Farris

TO

Paul E. Cullers  
and  
Joyce E. Cullers  
R. R. #2  
Celina, Ohio 45822

**TRANSFERRED**

Transferred JUN 22 1977

LOM TIMMERMAN

COUNTY AUDITOR COUNTY AUDITOR  
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

22 day of June 1977

at 1:25 o'clock P.M.

and RECORDED June 29 1977 in

DEED BOOK Page 1

Clarence H. Farris

COUNTY RECORDER

RECORDERS FEE \$ 4.00

243

PAGE 595

Columbus Blank Book Co., Co., O.

Heer Printing Co., Co., O.

**WARRANTY DEED**

Divisions of National  
Columbus Blank Book Co., Co., O.  
Heer Printing Co., Co., O.  
Form No. L 12-8

**Know all Men by these Presents**

**That** Harold J. Farris and Dorothy L. Farris, husband and wife,  
of the Township of Franklin, County of Mercer  
and State of Ohio Grantors, in consideration of the sum of  
One (\$1.00) Dollar and other good and valuable considerations  
to them paid by Paul E. Cullers and Joyce E. Cullers  
R. R. #2  
Celina, Ohio 45822  
of the Township of Franklin, County of Mercer  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee, Paul E. Cullers and Joyce E. Cullers

their heirs and assigns forever, the  
following Real Estate situated in the County of Mercer  
in the State of Ohio, and in the Township of  
Franklin and bounded and described as follows:

Being Lot Number Six (6) of LAKES SUBDIVISION, as shown on the recorded  
plat thereof.

ALSO: Being a part of the Southeast quarter of the Northeast quarter  
of the Northeast quarter of Section 20 of said Franklin Township, and  
more particularly described as follows:

Commencing at the East quarter post of said Section 20, which point is  
the intersection of the center lines of State Route 703 and Karafit  
Road; thence North 0° 30' West a distance of 828.75 feet to point "B"  
as shown on a survey made by B.R. Gebhart, registered surveyor, dated  
August 11, 1956, said point "B" being the place of beginning; thence  
South 88° 52' West a distance of 193.50 feet to point "C" on said  
survey; thence North 38° 23' West a distance of 283.40 feet to point  
"D" on said survey; thence North 38° 55' West a distance of 214.40  
feet to point "E" on said survey; thence North 36° 50' West a distance  
of 164.15 feet to point "F" on said survey; thence North 29° 7' West  
a distance of 88.90 feet to point "G" on said survey; thence North 15°  
5' West a distance of 115.30 feet to point "H" on said survey; thence  
North 0° 30' West a distance of 53.60 feet to the South line of Lakes  
Drive, as shown on said plat of Lakes Subdivision; thence North 89° 30'  
East a distance of 669.60 feet to the East line of said Section 20;  
thence South 0° 30' East a distance of 764 feet to the place of  
beginning, containing 8.37 acres, more or less.

LESS AND EXCEPT THE FOLLOWING: A strip of land 20 feet in uniform width  
off of the South end of the above described tract previously conveyed  
to Perry W. McCasland and Lila B. McCasland, said conveyance being  
dated the 5th day of July, 1957, and being recorded in Deed Volume 192,  
Page 69, Mercer County, Recorder's Office, Celina, Ohio.

ALSO, LESS AND EXCEPT THE FOLLOWING: Beginning at an iron pin set on the  
East line of Section 20, said pin being North 89° 30' East a distance of  
twenty feet from the Southeast corner of Lot #20, LAKES SUBDIVISION ON

GRAND LAKE; thence South 00° 30' East on and along the East line of Section 20 (centerline of Karafit Road) a distance of 121.36 feet to an iron pin; thence South 89° 30' West a distance of 596.74 feet to a point-this being the true place of beginning for this parcel; thence continuing South 89° 30' West a distance of 60.36 feet to an iron pipe set on the East line of State land; thence Northwesterly a distance of 35.73 feet to an iron pipe set 88.00 feet South 00° 30' East of the Southwest corner of Lot #11 of LAKES SUBDIVISION ON GRAND LAKE; thence North 00° 30' West a distance of 63.00 feet to an iron pipe; thence North 89° 30' East a distance of 65.80 feet to a point; thence in a Southeasterly direction an approximate distance of 97.00 feet to the true place of beginning. Tract contains approximately .14 of an acre of land.

(The parties hereto intend the above described tract to be all of the area in the survey of B.R. Gebhart dated August 11, 1956, within the points "A" through "I" as set forth on said survey, excluding the real estate platted and recorded in Plat Book 7, Page 1, and also excluding said strip of land 20 feet wide of uniform width across the south end of the above described tract previously conveyed to Perry W. McCasland and Lila B. McCasland and the .14 acre tract out of the Northwest corner conveyed to Edward Bany and Alberta Bany, Deed Volume 238, Page 117.)

Premises is subject to the overflow of Grand Lake and the right of State of Ohio for reservoir lands, if any.

Grantors to pay the June, 1971 installment of real estate taxes and assessments, Grantees to pay the December, 1971 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

LAST TRANSFER: Deed Record Volume, 241  
of the Mercer County, Ohio, Deed Records.

, Page 55

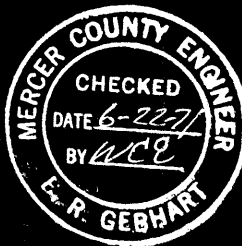
**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, Paul E. Cullers and Joyce E. Cullers their heirs and assigns forever.

And the said Grantors, Harold J. Farris and Dorothy L. Farris

do hereby covenant with the said Grantees, for themselves and their heirs,

Paul E. Cullers and Joyce E. Cullers, their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

Exemption paragraph, conveyance Fee 15.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
310.202. Tom Timmerman, Mercer County  
Auditor. M3 6-22-71  
Deputy Aud. Date



and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s, Paul E. Cullers and Joyce E. Cullers their heirs and assigns against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s,

Harold J. Farris and Dorothy L. Farris, husband and wife,

who hereby release their rights of dower in the premises, have hereunto set their hands this 19th. day of June in the year of our Lord one thousand nine hundred and seventy-one (1971).

Signed and acknowledged in presence of

Robert Miller

Harold J. Farris  
Harold J. Farris

Dorothy L. Farris

Dorothy L. Farris  
Dorothy L. Farris

The State of Ohio  
Mercer County } ss.

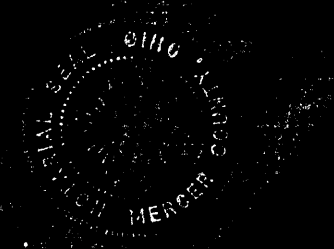
**Be it Remembered** That on this 19th. day of June A.D. 1971 before me, the subscriber, a notary public in and for said county, personally came the above named

Harold J. Farris and Dorothy L. Farris, husband and wife,

the Grantor s

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Robert Miller  
Notary Public for Mercer County.  
My Commission expires: 3.1.1972

This instrument was prepared by Knapke & Meikle, Attorneys, Celina, Ohio