

9023
Warranty Deed

Ben L. Magoto & Luetta R. Magoto,
husband and wife,

TO

Kenneth H. Ziegenbusch & Kitty Hunt
Ziegenbusch, husband and wife,
State Route #29 East
Celina, Ohio 45822

TRANSFERRED

Transferred FEB 1 - 1972 19

LOM TIMMERMAN

COUNTY AUDITOR
MERCER COUNTY, OHIO

VOL 247 PAGE 104

PRESENTED FOR RECORD

On the 1 day of Feb. 19 72

at 3:19 o'clock P.M.

recorded Feb. 8 19 72

in Mercer Co., Ohio, Record of

Dude

Charles H. Post

RECORDER - MERCER CO., OHIO

Fee 4.00

Walter R. Bernard, Attorney

Know all Men by these Presents

That Ben L. Magoto and Luetta R. Magoto, husband and wife,

in consideration of One Dollar (\$1.00) and other valuable considerations,

to them *paid by* Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,
husband and wife,

Whose address is: State Route 29 East, Celina, Ohio,

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain,**
Sell and Convey *to the said*

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,

their heirs and assigns forever,

the following described real estate situated in the Township of Center, County
of Mercer and State of Ohio, and bounded and described as follows:

Tract No. 1- The southwest quarter (1/4) of the northeast quarter (1/4)
of section 9; township 5 south; range 3 east, EXCEPT a tract located
along the west side of said quarter-quarter bounded and described as
follows: Beginning in the center of the St. Marys and Ft. Wayne Road,
(now known as Federal Route No. 33), at a point where it intersects the
half section line running north and south through said section; said
point being 67 rods more or less north of the center of said section;
thence running south on said half section line with the center of a gravel
road, 30 rods and 30 feet (one-half width of Fed. Road No. 33); thence
east 12 rods; thence north 21 rods and 30 feet to the center of Fed.
Road No. 33; thence northwesterly along the center of said road 17 rods
to the place of beginning, containing 2 acres, more or less, leaving 38
acres in said tract.

Tract No. 2- The north west quarter (1/4) of the southeast quarter (1/4)
of section 9; township 5 south; range 3 east, containing 40 acres more
or less.

Tract No. 3- Ten (10) acres in a square form out of the southwest corner
of the southeast quarter of the northeast quarter of said Section 9;
township 5 south; range 3 east.

Tract No. 4- Beginning at the southeast corner of the northeast quarter
of said section 9; township 5 south; range 3 east, and running thence
north 8 rods; thence west 40 rods; thence south 8 rods; thence east 40
rods to the place of beginning containing 2 acres.

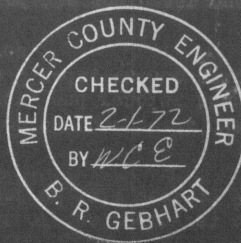
Tract No. 5- Beginning at the northeast corner of the southeast quarter
(1/4) of section 9; township 5 south; range 3 east; running thence south
along the east line of said Section and in the center of a gravel road
to the center of the above described Federal Road No. 33; thence in a
northwesterly direction along the center of said Federal Road to a point
where it intersects the south line of Tract No. 3; thence east along the
south lines of tracts numbered 3 and 4, to the place of beginning, con-
taining 12 acres more or less.

Containing in the aggregate 102 acres, more or less, but subject to all
legal highways and other easements of record.

The last prior conveyance appears in Deed Record 155, Page 169, Recorder's Office, Mercer County, Ohio.

The Grantors agree to pay the taxes and/or assessments which become due and payable in June, 1972. The Grantees agree to pay the taxes and/or assessments which become due and payable in December, 1972, and thereafter.

Exemption paragraph, conveyance Fee 56.10
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Timmerman, Mercer County
Auditor. MZ 2-1-72
Deputy Aud. Date



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

Ben L. Magoto and Luetta R. Magoto,

*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*

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,

their *heirs, and assigns forever;*

And the said

Ben L. Magoto and Luetta R. Magoto

for themselves and their *heirs, executors and administrators,*
do hereby **Covenant** with the said

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,

their *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 do
Warrant and will Defend the same against all claim or claims, of all persons
whomsoever;

In Witness Whereof, The said

Ben L. Magoto and Luetta R. Magoto, husband and wife,

who hereby release all their right and expectancy of Dower in the said premises, have hereunto set their hands this 26th day of January, in the year of our Lord one thousand nine hundred and seventy-two (1972).

Signed and acknowledged in presence of

James B. Dabbelt

Ben L. Magoto

Richard L. Lee

Luetta R. Magoto

State of OHIO, County of MERCER, ss.

Be it Remembered, That on this 26th day of January, in the year of our Lord one thousand nine hundred and seventy-two (1972), before me, the subscriber, a Notary Public in and for said county, personally came

Ben L. Magoto and Luetta R. Magoto, 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 aforesaid.

James B. Dabbelt
Notary Public in and for Mercer Co., Ohio
JAMES B. DABBELT, Notary Public
Mercer County, Ohio
My Commission Expires March 3, 1973

This instrument prepared by Walter R. Bernard, Attorney at Law, Celina, Ohio