

9/20 1002nd Rulbank

Warranty Deed

Ernest J. Uhlenhake
and
Marilyn L. Uhlenhake

TO
Hemmelgarn & Sons, Inc.

TRANSFERRED
Transferred FEB 14 1972 19

COM TINNERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer SS
RECEIVED FOR RECORD ON THE
14 day of February 1972
at 3:47 o'clock P.M.
and RECORDED Feb. 15 1972
DEED BOOK Page 247 Vol. 198

RECORDERS FEE \$ 3.00

KNAPKE & MEIKLE
ROEMER BUILDING
POST OFFICE BOX 5
CELINA, OHIO 45822

Know All Men By These Presents.

That, Ernest J. Uhlenhake and Marilyn L. Uhlenhake,
husband and wife,

for the consideration of One (\$1.00) Dollar and other good and valuable
considerations *received to their full satisfaction of*
Hemmelgarn & Sons, Inc.

Give, Grant, Bargain, Sell and Convey *the Grantee, do*
unto the said Grantee its successors
heirs and assigns, the following described premises, situated in the Township of
Butler, County of Mercer and State of Ohio:

A parcel of land located in the Village of Philothea,
Section Five (5), Butler Township, Town Seven (7)
South, Range Two (2) East, Mercer County, Ohio:

And being Lots Numbered Eight (8), Nine (9), Ten (10)
and Seventeen (17) in said Village as shown on the
recorded plat thereof and ALSO being Lot Number Fifteen
(15) in said Village as shown on the recorded plat
thereof LESS AND EXCEPT a strip of uniform width off
the South end of said Lot #15 of Two Hundred and
Twenty (220) feet. ALSO being Lot Number Sixteen
(16) in said Village as shown on the recorded plat
thereof LESS AND EXCEPT a tract out of the Southwest
corner thereof, said exception being described as
follows: Commencing at the Southwest corner of said
Lot #16; thence North Two Hundred and Twenty (220)
feet to a point; thence East Seven and one-half (7-1/2)
feet; thence South Two Hundred Twenty (220) feet to
the South line of said lot; thence West Seven and one-
half (7-1/2) feet to the place of beginning.

The area contained in this conveyance is 7.069 acres
including that portion dedicated to public use.

The grantors herein hereby reserve for themselves an
easement of twenty (20) feet in width, permanently, for
all purposes across the entire East side of Lot #8 and
Lot #17 in said Village as shown on the recorded plat
thereof.

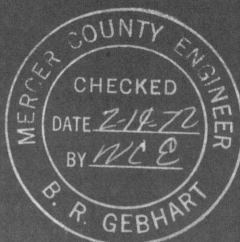
Last transfer of record appears in Volume 235, Page
316 of the Mercer County, Ohio, Deed Records.

Grantee to pay the December, 1971 installment of real
estate taxes and assessments and all installments of
real estate taxes and assessments due and payable there-
after.

Exemption paragraph, conveyance Fee 245
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Timmerman, Mercer County
Auditor.

CL

2-14-72



be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee's successors ~~heirs~~ and assigns forever.

And Ernest J. Uhlenhake and Marilyn L. Uhlenhake the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee's successors ~~heirs~~ and assigns, that at and until the enrolling of these presents, that they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee's successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

Ernest J. Uhlenhake and Marilyn L. Uhlenhake, husband and wife, do hereby remise, release and forever quit-claim unto the said Grantee's successors ~~heirs~~ and assigns, all their right and expectancy of Power in the above described premises.

In Witness Whereof.

14 day of February
nine hundred and seventy-two.

We have hereunto set our hands, the
in the year of our Lord one thousand

Signed and acknowledged in presence of

Virginia L. Schusterman

Ernest J. Uhlenhake
Ernest J. Uhlenhake

Ralph H. Harlan

Marilyn L. Uhlenhake
Marilyn L. Uhlenhake

State of Ohio,

ss. Before me, a notary public
Mercer County, in and for said County and State, personally appeared
the above named

Ernest J. Uhlenhake and Marilyn L. Uhlenhake, husband and wife,
who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof

I have hereunto set my hand
and official seal, at Coldwater, Ohio
this 14 day of February A. D. 1972.

Ralph H. Harlan
Notary Public for Mercer County.
My Commission expires: Aug. 29, 74

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