



Know all Men by these Presents

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That Jesse J. Sell and Kathryn Sell, his wife,

North Carolina

of Durham County, ~~OHIO~~
in consideration of One Dollar and Other Valuable Considerations-----

to them in hand paid by Boyd L. Granger and Anita P. Granger

whose address is R. R. #3, Rockford, Ohio 45882

do hereby Grant, Bargain, Sell and Convey
to the said Boyd L. Granger and Anita P. Granger, their

heirs and
assigns forever, the following described Real Estate, situate in the Township
of Dublin in the County of Mercer
and State of Ohio., to-wit:

Being the Northeast quarter (1/4) of the Southeast quarter (1/4) and
the East one-half (1/2) of the Southwest quarter (1/4) of the South-
east quarter (1/4) of Section Thirty-three (33), Town Four (4) South,
Range Two (2) East, containing in all Sixty (60) acres of land, more
or less, subject to all legal highways and easements of record.

Grantors herein assume and agree to pay the June, 1974 installment of
taxes and assessments hereon and Grantees all taxes and assessments
thereafter.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 6-20-74

By M.B.

Exemption paragraph, conveyance fee 36.30
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
349.202. Tom Timmerman, Mercer County
Auditor.

o L
Deputy Aud.

6-20-74
Date

Last Transfer: Deed Record Volume 255 , Page 940.

and all the Estate, Right, Title and Interest of the said grantors in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantee & their heirs and assigns forever.

And the said Jesse J. Sell and Kathryn Sell

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and
Unincumbered, and that they will Defend the same against all lawful claims of
all persons whomsoever, except for taxes and assessments beginning with
the December, 1974 installment hereon and thereafter.

In Witness Whereof, the said Jesse J. Sell

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and Kathryn Sell
hereby release her right and expectancy of dower in said premises, who
hereunto set their hand & this 11th day of June
in the year A. D. nineteen hundred and Seventy-four (1974).
Signed and acknowledged in presence of us:

Gloria M. With

Jesse J. Sell
Jesse J. Sell

Barbara C. Lunsley

Kathryn Sell
Kathryn Sell

NORTH CAROLINA,
State of ~~Ohio~~ Durham County, ss.

On this 11th day of June A. D. 1974, before me, a Notary Public
in and for said County, personally came Jesse J. Sell and Kathryn Sell,
husband and wife,

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

Gloria M. With
Notary Public, in and for
Durham County, North Carolina
My Commission Expires:

Nov. 21, 1977

This instrument prepared by PURDY & SACHER, ATTORNEYS, CELINA, OHIO.

7600
Warranty Deed

Jesse J. Sell and Kathryn
Sell, his wife,

TO

Boyd L. Granger and Anita P.
Granger, R. R. #3, Rockford,
Ohio 45882. *delivered*

TRANSFERRED

JUN 20 1974

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 20th day of June 1974
at 10:47 o'clock A.M.
recorded June 25 1974
in Mercer Co., Ohio, Record of
Deeds
Vol. 256-366-7
Barbara H. Post

RECORDER - MERCER CO., OHIO

Jun 3 00

LAW OFFICES
PURDY & SACHER
NATIONAL BANK BUILDING
CELINA, OHIO 45822