



Know all Men by these Presents

That, J. H. Pontius and Wilda Jean Pontius, husband and wife
and W. D. Pontius and Margaret Pontius, husband and wife

the Grantor s, who claim title by or through
instrument recorded in Volume 254, Page 635, Mercer
County Recorder's Office, for the consideration of one dollar and other good
and valuable consideration received to the full satisfaction of

Richard H. Sherrick and Susan J. Sherrick
the Grantee s, whose TAX MAILING ADDRESS will be
Walnut Street Rockford, Ohio

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, do
heirs and assigns, the following described premises, situated in the Village
of Rockford, County of Mercer and State of Ohio:

Being a part of lots number four hundred thirty nine (439) and four
hundred forty (440) of Bellevue Addition of the revised numbering
to the Village of Rockford, Ohio, and more particularly described
as follows:

Being a parcel of land commencing at a point 60.5 feet east of
the northwest corner of lot number four hundred thirty nine (439)
of Bellevue Addition; thence south 132 feet to the south boundary
line of lot number four hundred forty (440); thence east 60.5
feet; thence north 132 feet to the north line of lot number four
hundred thirty nine (439); thence west 60.5 feet to the place of
beginning.

Subject to easements and restrictions of record, if any.

A survey was made of said premises by Rolly E. Pion - Surveyor's
#5013.

Taxes to be pro-rated to the date of closing.

Exemption paragraph, conveyance Fee 17.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Timmerman, Mercer County
Auditor.

LAK
Deputy Aud.

1/24/75
Date

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 1-24-75

By M.B.

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

258 REC 440

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees their heirs and assigns forever. W. D. Pontius and Margaret Pontius, husband and wife and And WE, J. H. Pontius and Wilda Jean Pontius, husband & wife the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, we 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 we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

J. H. Pontius, husband of Wilda Jean Pontius, and Wilda Jean Pontius wife of J. H. Pontius, and W. D. Pontius, husband of Margaret Pontius, and Margaret Pontius, wife of W. D. Pontius do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all their right and expectancy of Dower in the above described premises.

In Witness Whereof, WE have hereunto set our hand s, the 23rd day of January, in the year of our Lord one thousand nine hundred and seventy five

Signed and acknowledged in presence of

Eugene B. Bell
Kenneth L. Granger

J. H. Pontius
Wilda Jean Pontius
W. D. Pontius
Margaret Pontius

State of Ohio, ss. Before me, a notary public Mercer County, in and for said County and State, personally appeared the above named J. H. Pontius and Wilda Jean Pontius, husband & wife and W. D. Pontius and Margaret Pontius, 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 Rockford, Ohio this 23rd day of January A. D. 1975

KENNETH L. GRANGER
NOTARY PUBLIC, MERCER COUNTY, OHIO
My commission expires Nov. 5, 1977.

Kenneth L. Granger
Notary Public

This instrument prepared by KILL & BERRY, Attorneys
1800 Allentown Road, Lima, Ohio 45805

J. H. Pontius and Wilda Jean Pontius, husband and wife and W. D. Pontius and Margaret Pontius, husband and wife

TO

Richard H. Sherrick and Susan J. Sherrick

Dec 963
Transferred 19
JAN 2 1975

TOM TAYLOR
COUNTY AUDITOR
MERCER COUNTY, OHIO
STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

24 day of January 1975
at 10:40 o'clock A. M

and RECORDED Jan. 28 1975 in

DEED BOOK 258 PAGE 439

Clarence H. Post

one COUNTY RECORDER

RECORDERS FEE \$ 3.00