



Know all Men by these Presents

That William E. Clouse and Sharon Clouse, his wife,

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

to them in hand paid by James L. Gibson and Debra K. Gibson, husband and wife,
whose address is 808 South Main Street, Rockford, Ohio,
do hereby Grant, Bargain, Sell and Convey
to the said James L. Gibson and Debra K. Gibson,

their heirs and
assigns forever, the following described Real Estate, situate in the Village
of Rockford, in the County of Mercer,
and State of Ohio.

Being a part of Out-Lot Forty-one (41) to the Village of Rockford, Ohio, and beginning at a point located at the southwest corner of Lot Three-Hundred Fifty-nine (359) in Cale Frysinger's Second addition to the Village of Rockford, Ohio, as the same appears upon the recorded plat thereof, and which point is designated by a wooden stake; thence west 31.55 feet to a point in the center of State Route #118; thence south and at right angle to the south line of Lot Three-Hundred Fifty-nine (359) and in the center of said State Route #118 a distance of 210.5 feet to a point, which is the point of beginning for the tract of real estate herein conveyed; thence south and in the center of State Route #118 a distance of ninety (90) feet to a point; thence east and at right angle to State Route #118 to the west right-of-way line of the New York Central Railroad; thence in a northerly direction and following the west right-of-way line of the New York Central Railroad to a point that is directly east of the point of beginning and which is the southeast point of the Ethel Van Fleet real estate; thence west to the point of beginning in the center of State Route #118.

The Grantors agree to pay the taxes and/or assessments which become due and payable in December 1975. The Grantees agree to pay the taxes and/or assessments which become due and payable in June 1976 and thereafter.

Exemption paragraph, conveyance Fee 31.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Hinson, Auditor, Mercer County

Lak
Deputy Aud.

10/22/75
Date

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 10-22-75
By M. B.

Last Transfer: Deed Record Volume 221 , Page 160, Recorder's Office of
Mercer County, Ohio,

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^s, their heirs and assigns forever.

And the said William E. Clouse and Sharon Clouse,

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.

In Witness Whereof, the said

William E. Clouse and Sharon Clouse, his

wife,

VOL 260 PAGE 694

and hereby release her right and expectancy of dower in said premises, have hereunto set their hands, this 22nd day of October in the year A. D. nineteen hundred and seventy-five (1975).
Signed and acknowledged in presence of us:

Walter R. Bernard

William E. Clouse

William E. Clouse

Sharon C. Clouse

Sharon Clouse

Sharon Clouse

State of Ohio,

MERCER

County, ss.

On this 22nd day of October A. D. 1975, before me, a Notary Public in and for said County, personally came

William E. Clouse and Sharon Clouse, his 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.

WALTER R. BERNARD, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03

Walter R. Bernard

Notary Public for State of Ohio

This instrument prepared by Walter R. Bernard, Attorney

Warranty Deed

William E. Clouse and
Sharon Clouse, his wife,

TO

James L. Gibson and
Debra K. Gibson, husband
and wife, Q R 1
4582

TRANSFERRED

Transferred

OCT 22 1975

TOM TIMMERMAN
AUDITOR
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 22 day of Oct 1975

at 1:59 o'clock P M

recorded Oct. 28 1975

in Mercer Co. Ohio, Record of

Vol. 260 pg. 693-4

Clouse

RECORDED - MERCER CO. OHIO

Per 300

Walter R. Bernard, Attorney