



Know all Men by these Presents

That James P. McDonough and Helen J. McDonough, husband and wife,

of Mercer County, Ohio,
in consideration of One Dollar and Other Valuable Considerations -----

to them in hand paid by John Nichols and Norma Nichols

whose address is R. R. #1, Rockford, Ohio 45882

do hereby Grant, Bargain, Sell and Convey
to the said John Nichols and Norma Nichols, their

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

Being a tract of land located in the Southwest corner of the Northeast Quarter (1/4) of Section Fifteen (15), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter (1/4) of Section Fifteen (15), Town and Range aforesaid, with said corner being defined by a railroad spike set flush with the roadway surface, at the point of intersection of the centerlines of the Rockford-West and Hill Roads; thence North 0° 17' East on and along the centerline of Hill Road a distance of One Hundred Eight-five (185) feet to a Five-eighths (5/8) inch iron rod; thence East Three Hundred Eight and Fifty-one Hundredths (308.51) feet to a Five-eighths (5/8) inch iron rod; thence South 0° 17' West a distance of One Hundred Eighty-five (185) feet to a railroad spike set flush with the roadway surface and on the centerline of the Rockford-West Road; thence West on and along the centerline of the said Rockford-West Road a distance of Three Hundred Eight and Fifty-one Hundredths (308.51) feet to the place of beginning, containing One and Thirty-one Hundredths (1.31) acres of land, more or less, subject to all legal highways and easements of record.

The Grantors herein assume and agree to pay all taxes and assessments through the June, 1977 installment and the Grantees all taxes and assessments thereafter.

Exemption paragraph, conveyance Fee 9.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
314.202. Tom Timmerman, Mercer County
Auditor.

ME 3-29-77

Date

APPROVED

MERCER COUNTY TAX MAP DEPT.

Date 3-29-77

By LB

Last Transfer: Deed Record Volume 259 , Page 900-1

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 grantees, their heirs and assigns forever.

And the said James P. McDonough and Helen J. McDonough,

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, 1977 installment hereon and thereafter.

and Helen J. McDonough, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 14th day of March, in the year A. D. nineteen hundred and Seventy-seven (1977). Signed and acknowledged in presence of us:

Don M. Furdy
Cindrey Baltzoff

James P. McDonough
James P. McDonough

Helen J. McDonough
Helen J. McDonough

State of Ohio, Mercer County, ss.

On this 14th day of March, A. D. 1977, before me, a Notary Public, in and for said County, personally came James P. McDonough and Helen J. McDonough, 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.

Don M. Furdy
Notary Public, State of Ohio.

This instrument prepared by PURDY, SACHER & HOGAN, ATTYS, CELINA, OHIO.

Married
60872

James P. McDonough and Helen J. McDonough, husband and wife,

TO

John Nichols and Norma Nichols
R. R. #1
Rockford, Ohio 45882

TRANSFERRED 19

MAR 29 1977

COUNTY AUDITOR
TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 29 day of Mar. 1977
at 2:42 o'clock P.M.
recorded April 5, 1977
in Mercer Co., Ohio, Record of

Clarence H. Post

RECORDER - MERCER CO., OHIO

Vol Fee 5.00
Vol. 267 pg. 575-6
LAW OFFICES
PURDY, SACHER & HOGAN
NATIONAL BANK BUILDING
CELINA, OHIO 45822