

WARRANTY DEED



TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

Standard Ohio Form 601

Know all Men by these Presents

That

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,  
husband and wife

of the City of Celina, County of Mercer  
and State of Ohio, Grantors, in consideration of the sum of  
One Dollar (\$1.00) and other valuable considerations

to them paid by KaZee Farm Corporation  
Tax Mailing Address: 8029 St. Rt. 793 E, Celina, Ohio 45822

of the City of Celina, County of Mercer,  
and State of Ohio, Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee, KaZee Farm Corporation

its heirs and assigns forever, the  
following Real Estate situated in the County of Mercer  
in the State of Ohio, and in the Township of  
Center and bounded and described as follows:

Tract No. 1--The southwest quarter ( $\frac{1}{4}$ ) of the northeast quarter ( $\frac{1}{4}$ ) of section 9; township 5 south; range 3 east. EXCEPT a tract located along the west side of said quarter--quarter bounded and described as follows: Beginning in the center of the St. Marys and Ft. Wayne Road, (now known as Federal Route No. 33), at a point where it intersects the half section line running north and south through said section; said point being 67 rods more or less north of the center of said section; thence running south on said half section line with the center of a gravel road, 30 rods and 30 feet (one-half width of Fed. Road No. 33); thence east 12 rods; thence north 21 rods and 30 feet to the center of Fed. Road No. 33; thence northwesterly along the center of said road 17 rods to the place of beginning, containing 2 acres, more or less, leaving 38 acres in said tract.

Tract No. 2--The northwest quarter ( $\frac{1}{4}$ ) of the southeast quarter ( $\frac{1}{4}$ ) of section 9; township 5 south; range 3 east, containing 40 acres more or less.

Tract No. 3--Ten (10) acres in a square form out of the southwest corner of the southeast quarter of the northeast quarter of said Section 9; township 5 south; range 3 east.

Tract No. 4--Beginning at the southeast corner of the northeast quarter of said section 9; township 5 south; range 3 east, and running thence north 8 rods; thence west 40 rods; thence south 8 rods; thence east 40 rods to the place of beginning containing 2 acres.

Tract No. 5--Beginning at the northeast corner of the southeast quarter ( $\frac{1}{4}$ ) of section 9; township 5 south; range 3 east; running thence south along the east line of said Section and in the center of a gravel road to the center of the above described Federal Road No. 33; thence in a northwesterly direction along the center of said Federal Road to a point where it intersects the south line of Tract No. 3; thence east along the south lines of tracts numbered 3 and 4, to the place of beginning, containing 12 acres more or less.

Containing in the aggregate 102 acres, more or less, but subject to all legal highways and other easements of record.

The last prior conveyance appears in Deed Record 247, Page 104, Recorder's Office, Mercer County, Ohio.

The Grantee agrees to pay the taxes and/or assessments which become due and payable in June, 1976, and thereafter.

~~Exemption paragraph, conveyance Fee~~ 51.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319.202. Tom Timmerman, Mercer County  
Auditor.

LAK 4-1-77  
Deputy Aud. Date

APPROVED  
MERCER COUNTY TAX MAP DEPT.  
Date 4-1-77  
By M.B.

~~Last Transfer Deed Record Volume Page~~

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, KaZee Farm Corporation, its heirs and assigns forever.*

*And the said Grantors, Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch*

*for themselves and their heirs do hereby covenant with the said Grantee, KaZee Farm Corporation,*

*its heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever*

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, KaZee Farm Corporation its heirs and assigns against the lawful claims of all persons whomsoever.

**In Witness Whereof** the said Grantors,

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,  
husband and wife,

who hereby release their rights of dower in the premises, have hereunto set their hands, this 15th day of June in the year of our Lord one thousand nine hundred and seventy-six (1976)

Signed and acknowledged in presence of

James S. Miller

James S. Miller

Kenneth H. Ziegenbusch  
Kenneth H. Ziegenbusch

Kitty Hunt Ziegenbusch  
Kitty Hunt Ziegenbusch

The State of OHIO

MERCER

County

SS.

**Be it Remembered**

That on this 15th day of June A.D. 1976, before me, the subscriber, a notary public in and for said county, and state above named personally came the

Kenneth H. Ziegenbusch and Kitty Hunt Ziegenbusch,  
husband and wife,

the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Alfred J. Weisbrod, Jr.  
Alfred J. Weisbrod, Jr., Attorney-at-Law  
Notary Public, State of Ohio

This instrument prepared by Alfred J. Weisbrod, Jr., Attorney at Law, Troy, Ohio

6141  
**Warranty Deed**

TO

Transferred  
**TRANSFERRED** 19

APR 1 1977  
COUNTY AUDITOR

**TOM TIMMERMAN**  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD  
On the 1 day of Apr. 19 77  
at 2:28 o'clock P.M.  
recorded April 5 19 77  
in Mercer Co., Ohio, Record of

*Deeds*  
*Clarence H. Post*  
RECORDER - MERCER CO., OHIO

*Vol. 367 pg. 625--8*  
*rec. H. Post*