

WARRANTY DEED



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Standard Ohio Form 601

Know all Men by these Presents

Vol 269 Page 137

That James Leistenschneider, married

of the Township of Granville, County of Mercer  
and State of Ohio Grantor, in consideration of the sum of  
One Dollar and other good and valuable considerations  
to him paid by Barbara L. Leistenschneider,

of the Township of Granville, County of Mercer  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do es hereby grant, bargain, sell and convey to the said  
Grantee Barbara L. Leistenschneider

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

An undivided one-half (1/2) interest in the east half of the southwest quarter of section twenty-two (22), township seven (7) south, range two (2) east, containing eighty (80) acres of land, more or less.

Also, an undivided one-half (1/2) interest in the following real estate:

Commencing four and one-half (4 1/2) rods east from the southwest corner of the southeast quarter of the northwest quarter of section twenty-two (22), town seven (7) south, range two (2) east; thence east twenty-one (21) rods to the center of the State Highway; thence northwest on and along the center of said State Road twenty-five and three-fourths (25 3/4) rods; thence south fifteen and one-fourth (15 1/4) rods; to the place of beginning, containing one (1) acre more or less.

Excepting therefrom the tract of land conveyed by deed to Marinius A. Fullenkamp and Ruby Fullenkamp, recorded in Deed Book 177, page 299 of the deed records of Mercer County, Ohio, and described as follows:

Situate in the northeast quarter of the southwest quarter of section twenty-two (22), township seven (7) south, range two (2) east, Granville Township, Mercer County, Ohio. Beginning at stone marking center of section twenty-two (22), township seven (7) south, range two (2) east thence south 0° 30' east along half section line 681.35 feet to a point on center line of State Route 119 passing through an iron stake set 44.35 feet north of above point thence 54° 24' 20" west along center line of State Route 119 a distance of 1137.95 feet to a point on half section line thence to the point of beginning passing through an iron pipe set 57.9 feet east of a point in highway. The above tract contains 7.2 acres subject to right of way of State Highway on South side. This tract is taken out of 80 acre tract of Julius Leistenschneider as recorded in Recorder's Office, Courthouse, Celina, Ohio.

APPROVED

MERCER COUNTY TAX MAP DEPT.

Date 7-26-77

By m.B.

*Last Transfer: Deed Record Volume 212 , Page 224*

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee*

Barbara L. Leistenschneider

her *heirs and assigns forever.*

*And the said Grantor* James Leistenschneider

*for himself and his heirs.*

*do es hereby covenant with the said Grantee*

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

and that he will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee Barbara L. Leistenschneider her heirs and assigns against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor, James Leistenschneider, and Barbara L. Leistenschneider, his wife,

Grantee of this deed have acknowledged with the provisions of R. C. Sec. 5303, Tom Timmerman, Mercer County Auditor.

*LAK*

Deputy Aud.

7-26-77

Date

who hereby release their rights of dower in the premises, have hereunto set their hands, this 12th day of July in the year of our Lord one thousand nine hundred and seventy-seven (1977)

Signed and acknowledged in presence of

*Kenneth K. Kunkel*

*David B. Shuffelton*

*James Leistenschneider*  
James Leistenschneider

*Barbara L. Leistenschneider*  
Barbara L. Leistenschneider

The State of OHIO

SHELBY

County

SS.

**Be it Remembered** That on this

12th

day

of

July

A.D. 1977, before me, the subscriber,

a

Notary Public

in and for said county, personally came the

above named

James Leistenschneider and Barbara L. Leistenschneider

the Grantor

in the foregoing Deed, and acknowledged the signing of the same to be his 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.

*David B. Shuffelton*

DAVID B. SHUFFELTON, Attorney at Law

Notary Public-State of Ohio

My commission has no expiration date.

Section 147.03 R. C.

This instrument prepared by

by

JARVIS, SHUFFELTON & SMITH, Attorneys at Law

David B. Shuffelton, Fort Loramie, Ohio

7521  
**Maryland**

TO

**TRANSFERRED**

19

JUL 26 1977

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

PRESENTED FOR RECORD

On this 26 day of July 1977

at 10:40 o'clock AM

recorded Aug 2 77

in Mercer Co., Ohio, Record of

Deeds

Vol. 269 pg. 137-40

Clarence H. Post

RECORDED - MERCER CO., OHIO

Fees \$7.00

JARVIS, SHUFFELTON & SMITH  
2ND FLOOR, OHIO BUILDING  
113 NORTH OHIO AVENUE  
SIDNEY, OHIO 45365