Form 621 — OHIO WARRANTY DEED

TUTBLANX REGISTERED U. S. PAT. OFF. TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

Know all Men by these Presents

VOL 277 PAGE 541

That JONNY VAN SIDENBENDER and MARTHA SHAFFER SIDENBENDER, husband & wife,

in consideration of One dollar and other valuable consideration,

to them *paid by* JACK L. PROVCI and ALICE M. PROVCI

Whose address is: 601 S Franklin Street, Rockford, OH 45882

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** *to the said*

JACK L. PROVCI and ALICE M. PROVCI

their *heirs and assigns forever,*

Situated in the Township of Dublin, County of Mercer and State of Ohio, bounded and described as follows:

The West half (½) of the Southwest fractional quarter (¼) of Section 15, Town 4 South, Range 2 East, containing 50 acres, more or less.

ALSO: All that protion of the West half (½) of the Northwest quarter (¼) of Section 22, Town 4 South, Range 2 East, that lies North of the St. Marys and Willshire Old Plank Road, containing 40 acres, more or less.

Containing ninety (90) acres of land, more or less. *

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the West half of the Northwest quarter of Section 22, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing for reference at the corner stone at the Southeast corner of said West half of the Northwest quarter; thence, North 00° 01' 05" East, along the East line of said West half of the Northwest quarter, a distance of One Thousand Sixteen and 91/100 (1016.91) feet to a point on a curve to the left in the centerline of U.S. Route 33; thence, Northwesterly along said curve to the left having a radius of 2291.83 feet and a delta angle of 10° 21' 05", an arc distance of One Hundred Seventy-six and 56/100 (176.56) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing Northwesterly along the curve in the centerline of U.S. Route 33, an arc distance of Seventy-seven and 88/100 (77.88) feet to a railroad date nail at the point of curvature of said curve. The chord to the last described call bears North 57° 20' 48" West, a distance of Seventy-seven and 88/100 (77.88) feet; thence, continuing along the centerline of U.S. Route 33, North 58° 19' 28" West, a distance of Three Hundred Seven and 15/100 (307.15) feet to a railroad spike. Thence, North 31° 40' 32" East, a distance of Two Hundred Forty-eight (248.00) feet to a 5/8 inch iron bar; thence, South 58° 19' 28" East, a distance of Three Hundred Five (305.00)

~~Exemption paragraph~~, conveyance Fee 46.20
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.202. Tom Timmermann, Mercer County Auditor.

KLK 9-20-79
Deputy Aud. Date

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 9-20-79
By M. B.

feet to a 5/8 inch iron bar; thence, South 13° 53' West, a distance of Two Hundred Sixty-one and 85/100 (261.85) feet to the place of beginning.

Containing 1.964 acres of land, more or less

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the West half of the Southwest fractional quarter of Section 15, and the West half of the Northwest quarter of Section 22, Township 4 South, Range 2 East. Being more particularly described as follows:

Being Five Hundred Seventy-seven and 50/100 (577.50) feet off the West side of the West half of the Northwest quarter of Section 22 that lies North of U.S. Route 33.

Also, Five Hundred Seventy-seven and 50/100 (577.50) feet off the West side of the West half of the Southwest fractional quarter of Section 15.

Containing 30.4 acres of land, more or less.

Containing in all after said exceptions 57.636 acres of land, more or less.

LAST TRANSFER: Volume 277, Page 537.

Grantees herein agree to assume and pay all taxes and assessments due and payable hereafter, beginning with the December 1979, installment.

and all the **Estate, Title and Interest** *of the said*

JONNY VAN SIDENBENDER and MARTHA SHAFFER SIDENBENDER,

either in Law or in Equity of, in and to the said premises; **Together** *with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof:* **To have and to hold** *the same to the only proper use of the said*

JACK L. PROVCI and ALICE M. PROVCI

their *heirs, and assigns forever,*

And the said

JONNY VAN SIDENBENDER and MARTHA SHAFFER SIDENBENDER,
husband & wife,

for themselves *and* their *heirs, executors and administrators, do hereby* **Covenant** *with the said*

JACK L. PROVCI and ALICE M. PROVCI

their *heirs, and assigns, that* they are *the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is* **Clear, Free and Unincumbered; And Further,** *That* they *do* **Warrant and will Defend** *the same against all claim or claims, of all persons whomsoever;*

In Witness Whereof, *The said* VOL 277 PAGE 543

JONNY VAN SIDENBENDER and MARTHA SHAFFER SIDENBENDER,
Husband & Wife,

who hereby release all their *right and expectancy of* **Dower** *in the said premises, have hereunto set* their *hand* s *this* 20th *day of* September *in the year of our Lord one thousand nine hundred* Seventy-nine (1979)

Signed and acknowledged in presence of

J. L. Mack
Witness

James P. Hogan
Witness

Jonny Van Sidenbender
Jonny Van Sidenbender

Martha Shaffer Sidenbender
Martha Shaffer Sidenbender

State of OHIO **, County of** MERCER **, ss.**

Be it Remembered, *That on this* 20th *day of* September *, in the year of our Lord one thousand nine hundred* Seventy-nine (1979) *, before me, the subscriber, a* Notary Public *in and for said county, personally came*

JONNY VAN SIDENBENDER and MARTHA SHAFFER SIDENBENDER,
Husband & Wife,

the grantors in the foregoing Deed, and acknowledged the signing therof to be their *voluntary act and deed*

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

James P. Hogan
Notary Public

OFFICIAL SEAL
JAMES P. HOGAN, Attorney
Notary Public, State of Ohio
Lifetime Commission, O.R.C. 147.03

This instrument prepared by HIRSCHFELD & KLOSTERMAN, Attorneys at Law
100 N. Ash St., Celina, OH 45822

* NOTE: The above parcel also being described as and including the following:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the west half of the southwest fractional quarter of Section 15, and the west half of the northwest quarter of Section 22, Township 4 South, Range 2 East. Being more particularly described as follows:

All that part of the West one-half (½) of the Southwest Fractional quarter (¼) of Section Fifteen (15) lying South of the St. Marys River.

ALSO: The west half (½) of the northwest quarter (¼) of Section 22, that lies north of U.S. Route 33.

Containing in all 70.1 acres, more or less.

Warranty Deed

6594

JONNY VAN SIDENBENDER
and
MARTHA SHAFFER SIDENBENDER

TO

JACK L. PROVCI
and
ALICE M. PROVCI

TRANSFERRED

Transferred SEP 2 0 19 19

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 20 day of Sept 19 79
at 3:13 o'clock P M
recorded Sept. 25 19 79
in Mercer Co., Ohio, Record of
Deeds
Vol. 277 Pg. 541-4
Clarence M. Pohl
RECORDER - MERCER CO. OHIO
Fee $7.00

HIRSCHFELD AND KLOSTERMAN
ATTORNEYS AND COUNSELORS AT LAW
CELINA, OHIO 45822