



Know all Men by these Presents

VOL 277 PAGE 629

That CARL M. RIPLEY and LUCILLE K. RIPLEY, husband and wife, GRANTORS

in consideration of One (\$1.00) Dollar and other good and valuable consideration

to them *paid by* KETCHAM-RIPLEY LAND & INVESTMENT, INC.,
an Ohio corporation.

the receipt whereof is hereby acknowledged, do *hereby Remise, Release*
and Forever Quit Claim to the said KETCHAM-RIPLEY LAND & INVESTMENT, INC.,
an Ohio corporation

its successors ~~heirs~~ *and assigns forever,*
the following described Real Estate:

Situated in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Being Lot Number Six (6) of the J. V. Sidenbenders subdivision of Lot Number Two, Section Sixteen (16), Town Four (4) South, Range Two (2), East, Dublin Township, Mercer County, Ohio.

Excepting therefrom the following described tract:

Being a one and thirty hundredths (1.30) acre tract out of Lot No. Six (6) of the J. V. Sidenbenders Subdivison of Lot No. 2, Section Sixteen (16) Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows: Beginning, at the Southwest corner of Lot No. 6, aforementioned Subdivision, Section, Town, Range, said corner being defined as a railroad spike set flush with and on the centerline of United States Route 33, thence on and along the centerline of U.S.R. 22 on a bearing of South 59° 45' East a distance of three hundred twenty-seven and fifteen hundredths (327.15) feet to a railroad spike, thence North 0° 56' East a distance of two hundred seventy-nine and twenty-eight hundredths (279.28) feet to a half inch steel pin, thence North 89° 04' West a distance of two hundred eightyfive and twenty-five hundredths (285.25) feet to a half inch steel pin, thence South 0° 56' West on and along the west line of Lot No. 6, a distance of one hundred nineteen and ten hundredths (119.10) feet to the place of beginning. Said parcel contains one and thirty hundredths (1.30) acres, more or less, of which twenty-two hundredths (0.22) acres more or less are presently utilized for roadway purposes. The aforescribed tract is part of the same lands of which the last transfer is recorded in Volume 255, Page 164, of the Mercer County Records of Deeds and is subject to all legal easements of record. The above description is for the parcel of land shown on a plat of survey as recorded in the Mercer County Engineers Record of Surveys, Book 5, Page 61.

Containing in all after said exception 38.70 acres of land, more or less, subject to all legal highways and easements of record.

Grantors acquired title to the above described premises through an instrument recorded in Volume 255, Page 164 of the Deed Records of Mercer County, Ohio.

The Grantors herein acquired title to the above described premises through a Deed recorded in Volume 217, Page 329, of the Deed Records of Mercer County, Ohio.

Being In-lot Number One (1) Revised Number Sixty-eight (68), in Tolan and Guy's Addition to the Village of Rockford, Ohio, also In-Lot Number Sixty-nine (69) of revised addition of lots to the incorporated Village of Rockford, Ohio.

(This being the same premises the last transfer of which is recorded in Record of Deeds, Volume 211, Page 133, in the Recorder's Office of Mercer County, Ohio.)

Beginning at a point twenty-two (22) feet North of the Southeast corner of Lot Number Fifteen (15) in the South Addition to the town of Shanes Crossing, now called Rockford, on Main Street, thence North Nineteen (19) feet along Main Street; thence West on a parallel line with Pearl Street Sixty (60) feet; thence South Eight (8) feet; thence West on a parallel line with Pearl Street to the alley; thence South along the alley Eleven (11) feet; thence East on a parallel line with Pearl Street to the place of beginning. Now part of revised Lot Number Forty-nine (49), to the Village of Rockford.

Grantor acquired title to the above described premises through an instrument recorded in Volume 243, Page 47 of the Deed Records of Mercer County, Ohio.

and all the **Estate, Title and Interest** of the said CARL M. RIPLEY and LUCILLE K. RIPLEY, husband and wife, GRANTORS

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

KETCHAM-RIPLEY LAND & INVESTMENT, INC., an Ohio corporation

its successors ~~heirs~~ and assigns forever,

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

LAK
Deputy Aud.

9-27-79
Date

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 9-27-79
By m. b.

In Witness Whereof, The said CARL M. RIPLEY and LUCILLE K. RIPLEY, husband and wife, GRANTORS

who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hand this 8th day of December in the year of our Lord one thousand nine hundred seventy-six

Signed and acknowledged in presence of

Luc J. Gristop
Cinda Bollenbacher

Carl M. Ripley
Carl M. Ripley

Lucille K. Ripley
Lucille K. Ripley

State of OHIO, County of VAN WERT, ss.

Be it Remembered, That on this 8th day of December, in the year of our Lord one thousand nine hundred

seventy-six, before me, the subscriber, a Notary Public

in and for said county, personally came CARL M. RIPLEY and LUCILLE K. RIPLEY, husband and wife

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

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

Cinda Bollenbacher

Notary Public

CINDA BOLLENBACHER, Notary Public
Morces and Van Wert Counties, Ohio
My Commission Expires January 21, 1981

This instrument prepared by Childs & Childs Co., L.P.A.

Quit-Claim Deed

6686

CARL M. RIPLEY and LUCILLE
K. RIPLEY, husband and wife

TO

KETCHAM-RIPLEY LAND & INVESTMENT
INC., an Ohio corporation

TRANSFERRED

Transferred 19__

SEP 27 1979

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 27 day of Sept 1979

at 3:07 o'clock P.M.

recorded Oct 2 1979

in Mercer Co., Ohio. Record of

Ree-dee
Vol. 277 pg. 629-32

Clarissa H. Hise

RECORDED - MERCER CO., OHIO

Swint
LAW OFFICES OF

CHILDS & CHILDS CO., L.P.A.

215 NORTH MARKET STREET

Van Wert, Ohio 45891

PHONE 419-238-5307

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