



Know all Men by these Presents

That Allen D. Ledbetter and Kathryn L. Ledbetter, husband and wife,

of Hometown, Illinois ~~COAHXONIA~~

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

to them in hand paid by Daniel D. Young and Carolyn A. Young, husband and wife,

whose address is 11051 St. Rt. 127, Mendon, Ohio, do hereby Grant, Bargain, Sell and Convey

to the said Daniel D. Young and Carolyn A. Young

their heirs and assigns forever, the following described Real Estate, situate in the Township of Dublin in the County of Mercer and the State of Ohio.

Being a parcel of land situated in the Southwest Quarter (1/4) of Section Twenty-four (24), Town Four (4) South, Range Two (2) East and also being the East end of Lot Number Three (3) of a survey by Marcus Schuyler, dated November, 1864, on file in the Survey Book 1, Page 280, in the Mercer County Engineer's Office, and more particularly described as follows:

Beginning at a Five-eighths (5/8) inch iron bar at the South Quarter Post of Section Twenty-four (24); thence North 00° 01' 30" East along the East line of said Southwest Quarter (1/4) of Section Twenty-four (24) and the East line of Lot Three (3) of said Schuyler Survey a distance of Seven Hundred Ninety-two (792) feet to a mine spike; thence North 89° 36' 42" West along the North Line of said Lot Three (3) a distance of Two Hundred Sixty-two (262) feet to a Five-eighths (5/8) inch iron bar; thence South 00° 01' 30" West a distance of Seven Hundred Ninety-two (792) feet to a Five-eighths (5/8) inch iron bar in the South line of the Southwest Quarter (1/4) of Section Twenty-four (24); thence South 89° 36' 42" East along the South line of the Southwest Quarter (1/4) of Section Twenty-four (24) and the South line of Lot Three (3) a distance of Two Hundred Sixty-two (262) feet to the place of beginning, containing Four and Seven Hundred Sixty-four Thousandths (4.764) acres of land, more or less, subject to all legal highways and easements, conditions, restrictions, and limitations of record.

The above description is the result of a survey made by Gordon L. Geeslin, Registered Surveyor 5372, dated March, 1978, on file in the County Engineer's Office.

The above parcel is subject to an easement of Twenty-two (22) feet in width along the North part thereof for the purposes of ingress and egress from U.S. Route 127 to the parcel of land immediately adjacent to the West of the above described parcel.

Grantors agree to pay the December, 1980, installment of taxes and assessments; Grantees agree to pay all taxes and assessments which become due and payable in June, 1981, and thereafter.

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and all the Estate, Right, Title and Interest of the said grantor 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 Allen D. Ledbetter and Kathryn L. Ledbetter

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.

Exemption paragraph, conveyance fee 36.60
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.202. Tom Timmerman, Mercer County Auditor.

APPROVED

MERCER COUNTY TAX MAP DEPT.

DATE 10/14/80

By JRC

10-14-80
Dated and

In Witness Whereof, the said Allen D. Ledbetter and Kathryn L. Ledbetter

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~~and~~ hereby release all their right and expectancy of dower in said premises, have hereunto set their hands, this 10th day of October in the year A. D. nineteen hundred and eighty (1980)

Signed and acknowledged in presence of us:

M. Sue Kable
Witness

Karen M. Watts
Witness

M. Sue Kable
Witness

Karen M. Watts
Witness

Allen D. Ledbetter
Allen D. Ledbetter

Kathryn L. Ledbetter
Kathryn L. Ledbetter

State of Ohio, Mercer County, ss.

On this 10th day of October A. D. 1980, before me, a Notary Public in and for said County, personally came Allen D. Ledbetter and Kathryn L. Ledbetter, husband and wife,

acknowledged the signing thereof to be their the grantor in the foregoing deed, and voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Karen M. Watts

Notary Public, State of Ohio

KAREN M. WATTS, Notary Public
Mercer County, Ohio
My Commission Expires May 3, 1981

State of _____ County, ss.

On this _____ day of _____ A. D. 19 _____, before me, a _____ in and for said County, personally came _____

acknowledged the signing thereof to be the grantor in the foregoing deed, and voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This instrument prepared by Bernard & Scheer, James J. Scheer, Attorney
Celina, Ohio.

Warranty Deed

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Allen D. Ledbetter and
Kathryn L. Ledbetter,
husband and wife,

TO

Daniel D. Young and
Carolyn A. Young,
husband and wife

Transferred

TRANSFERRED

OCCUPANT 1980

TOM TIMM
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 14 day of Oct 1980
at 2:56 PM
recorded
Oct. 21 1980

Mercer Co. Ohio, Record of
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RECORDED - MERCER CO. OHIO
for 5.00

K & J