



# Know all Men by these Presents

VOL 284 PAGE 678

**That** Carroll D. Abels and Marlene H. Abels, husband and wife,

*in consideration of* One Dollar and Other Valuable Considerations-----

*to* them *paid by* Daniel L. Schmitz and Marilyn L. Schmitz

**Whose address is:** 1909 Sharpsburg Road  
Fort Recovery, Ohio 45846

*the receipt whereof is hereby acknowledged, do* *hereby* **Grant, Bargain,**

**Sell and Convey** *to the said* Daniel L. Schmitz and Marilyn L. Schmitz,  
their

*heirs and assigns forever,*

the following described Real Estate situated in the Township of Gibson, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the East one-half (1/2) of the Southeast quarter (1/4) of Section Twenty-three (23), Township Fifteen (15) North, Range One (1) East, being more particularly described as follows:

Commencing for reference at the corner stone at the Southeast corner of said Section Twenty-three (23); thence North along the East line of the Southeast quarter (1/4) of said Section Twenty-three (23) and the centerline of Burrville Road a distance of One Thousand One and Ninety-five Hundredths (1,001.95) feet to a point; thence South 89° 15' West, a distance of Seven Hundred Fifty-one and Ninety-nine Hundredths (751.99) feet to a Five-eighths (5/8) inch iron bar. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing South 89° 15' West a distance of Five Hundred Fifty-one and One Hundredth (551.01) feet to a point; thence South 00° 06' 34" East along the West line of the East one-half (1/2) of the Southeast quarter (1/4) of said Section Twenty-three (23) a distance of One Hundred Nineteen and Ninety-eight Hundredths (119.98) feet to a railroad spike the centerline of Sharpsburg Road; thence South 61° 10' 15" East along the centerline of Sharpsburg Road a distance of Ten and Three Hundredths (10.03) feet to a railroad spike; thence continuing along the centerline of Sharpsburg Road South 50° 17' 15" West a distance of Seven Hundred Eight and Forty-four Hundredths (708.44) feet to a railroad spike; thence North 00° 17' 47" West a distance of Five Hundred Eighty-four and Sixty-eight Hundredths (584.68) feet to the place of beginning.

Containing Four and Four Hundred Fourty-four Thousandths (4.444) acres of land more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated August, 1981, on file in the County Engineer's Office.

Grantors herein assume and agree to pay the January, 1982, installment of taxes and assessments hereon and the Grantees all taxes and assessments thereafter.

LAST TRANSFER: Deed Volume 227, Page 144.

**APPROVED**  
**MERCER COUNTY TAX MAP DEPT.**

Date 9-8-81

By H. A.

~~Exemption paragraph~~, conveyance Fee 37.50  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.202 Roger A. Schwieterman, Mercer County Auditor.

XAK 9-8-81  
Deputy Aud Date

and all the **Estate, Title and Interest** of the said Carroll D. Abels and Marlene H. Abels,

*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 Daniel L. Schmitz and Marilyn L. Schmitz, their*

*heirs, and assigns forever,*

**And the said** Carroll D. Abels and Marlene H. Abels,

*for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said Daniel L. Schmitz and Marilyn L. Schmitz, 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;* except for taxes and assessments beginning with the June, 1982, installment hereon and thereafter.*

**In Witness Whereof**, *The said* Carroll D. Abels and Marlene H. Abels

*who hereby release all their right and expectancy of Dower in the said premises, have hereunto set their hands this*  
 4th day of September in the year of our Lord  
 one thousand nine hundred eighty-one (1981).

**Signed and acknowledged in presence of**

*Gayle Johnson*  
 Gayle Johnson

*Carroll D. Abels*  
 Carroll D. Abels

*Dennis L. Piper*  
 Dennis L. Piper

Marlene H. Abels

*Marlene H. Abels*

**State of** Ohio **, County of** Mercer **, ss.**

**Be it Remembered**, *That on this* 4th *day of*  
 September *, in the year of our Lord one thousand nine hundred*  
 eighty-one (1981) *, before me, the subscriber, a Notary Public*  
*in and for said county, personally came* Carroll D. Abels and Marlene H.  
 Abels, 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* seal  
*on the day and year last aforesaid.*

*Dennis L. Piper*

Notary Public, State of Ohio.

DENNIS L. PIPER, Notary Public  
 In and for Mercer and Darke  
 Counties, Ohio  
 My Commission Expires June 6, 1982

*This instrument prepared by* PURDY & HOGAN ATTORNEYS, CELINA, OHIO

3176

# Warranty Deed

Carroll D. Abels and  
Marlene H. Abels,  
husband and wife,

TO

Daniel L. Schmitz and  
Marilyn L. Schmitz  
1909 Sharpsburg Road  
Fort Recovery, OH 45846  
*per Bk*

TRANSFERRED

Transferred SEP 8 1981 19

ROGER A. SCHWARTZMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 8 day of Sept 1981

at 10:45 AM

recorded Sept 15 1981

in Mercer Co., Ohio, Record of

*Deeds*

*Vol 384 pg 678-81*

*Clarified*

RECORDER - MERCER CO., OHIO

*Jan 7 '80*

LAW OFFICES  
PURDY & HOGAN  
CENTRAL TRUST BUILDING  
CELINA, OHIO 45822