Know all Menby these Hres

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

heredy 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 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 center-line 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 Eightyfour 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 rightof-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.

VOI. 284 PAGE 679

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

LAST TRANSFER: Deed Volume 227, Pagel144.

	APPROVED
MERCER	COUNTY TAX MAP DEPT.
Date	9-8-81
By	M. B.

The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319,202 Roger A. Schwieterman, Mercer County Auditor.

Ceputy 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 Court 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 Clarrant 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 Wherent, The said Carroll.D. Abels and Marlene H. Abels

who hereby releas	e all their	right and expecte	ancy of Nower in the said
premises, have	hereunto set	their hands	this
4th	day of	September	in the year of our Lord
one thousand nine	hundred eight	y-one (1981).	
Signed and acknow	wledged in prese	nce of	
Gayle Johnson	Russn	_ Car	oll Dabels
Gayle Johnson		Carroll	D. Abels
Dund	Spin	a .	
Dennis L. Pipo	er /	Marlene	e H. Abels
		Mar	lexell (Ikels

State of Ohio

, County of

Mercer

, Sist.

Be it Remembered, That on this

4th

dayof

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 grantor s in the foregoing Deed, and acknowledged the signing therof to be their voluntary act and deed.

In Cestimony Ulgereof, Thave hereunto subscribed

my name and affixed my

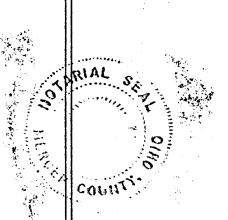
seal

on the day and year last aloresuid.

Notary Public, State of Ohio.

DENNIS L. PIPER, Notary Public In and for Mercer and Darke Counties, Ohio My Commission Expires June 8, 196

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



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

Ç

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

TRÁNSFERRED

Mansferred SFP 8 1981

CED O COUNTETERMAN

PRESENTED FOR PLCORE

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ecortice of A

of 10:47

RECORDER + MERCER CO., OHIO

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