



Know All Men By These Presents,

VOL 287 PAGE 311

That, J. B. Branham and Ruby M. Branham, husband and wife,

for the consideration of One Dollar and other good and valuable ^{the Grantors,}
considerations ^{received to their full satisfaction of}

John Kleinhenz and Virginia Kleinhenz
7 E. Main St.
Montezuma, OH 45866

Give, Grant, Bargain, Sell and Convey ^{the Grantee s, do} unto the said Grantee s, their
^{heirs and assigns, the following described premises, situated in the Township of}
Franklin ^{County of} Mercer ^{and State of Ohio:}
and Village of Montezuma:

Being a part of Lot Numbered Eight (8) of the Village
of Montezuma, Ohio, as shown on the recorded plat of
said Village, and more particularly described as follows:
Beginning at the southwest corner of Lot Number Eight (8)
of the Village of Montezuma, Ohio; thence North 72 feet
and 6 inches along the West line of said lot; thence East
71 feet to a point; thence South 72 feet and 6 inches to
the South line of Lot Number 8; thence West 71 feet to the
point of beginning.

Last transfer of record appears in Volume 283, Page 378,
of the Mercer County, Ohio, Deed Records.

Grantees hereby assume and agree to pay the December, 1982
installment of real estate taxes and assessments and
thereafter.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 10-4-82

By M.B.

Exemption paragraph, conveyance Fee 6.70
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319,202 Roger A. Schwieterman, Mercer
County Auditor.

LOK
Deputy Aud.

10-4-82
Date

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s their heirs and assigns forever.

And J.B. Branham and Ruby M. Branham, VOL 287 PAGE 312 the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, that they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

J.B. Branham and Ruby M. Branham do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all their right and expectancy of Power in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 29th day of September, in the year of our Lord one thousand nine hundred and eighty-two.

Signed and acknowledged in presence of

Joanne Jenkins
Karen G. Fleming

J.B. Branham
Ruby M. Branham

State of Ohio, } ss. Before me, a notary public
Mercer County, } in and for said County and State, personally appeared
the above named J.B. Branham and Ruby M. Branham, husband and wife,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Celina, Ohio this 29th day of September A. D. 19 82.

Notary Public, State of Ohio
My Commission Expires February 7, 1985

Notary Public

This instrument prepared by MEIKLE, TESNO & LUTH, Attorneys

5746
Warranty Deed

J. B. Branham and
Ruby M. Branham

TO

John Kleinhenz and
Virginia Kleinhenz
7 E. Main St.
Montezuma, OH 45866

TRANSFERRED

Transferred OCT 4 1982

ROGER A. SCHWIEBEN, COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer

RECEIVED FOR RECORD ON THE

4 day of Oct 1982

at 12:50 o'clock A. M.

and RECORDED Oct. 5 1982 in

DEED BOOK 287 PAGE 311-12

COUNTY RECORDER

RECORDERS FEE \$ 5.00

MEIKLE & TESNO, ATTORNEYS file

100 N. MAIN ST.

CELINA, OHIO 45822