

Know All Men By These Presents,

That, William E. Goodwin and Margaret A. Goodwin, husband and wife,

, the Grantors,
for the consideration of One (\$1.00) Dollar and other good and valuable
considerations received to their full satisfaction of

Bernard Jacob and Nancy Jacob, husband and wife, *

226 S. Wayne, Piqua, Ohio 45356; and

John Caulfield and Sylvia Caulfield, husband and wife, **

625 Brice, Piqua, Ohio 45356,

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest quarter of the Southwest Quarter of Section Twenty (20), Township Six (6) South, Range Three (3) East. Also being all of Lot Number 11 and part of Lots 12, 28 and 29 in Ballinger's Park, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the northwest corner of lot number 10 and Ballinger's Park; thence, South 24° 03' 41" west along the west line of said lot number 10, a distance of forty-three and 92/100 (43.92) feet to a 5/8 inch iron bar at the southwest corner of lot 10 and the northwest corner of lot 11, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, west, a distance of One Hundred and 07/100 (100.07) feet to a point in the property line of the State of Ohio, as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office; thence, south 01° 31' 54" east, along said State property line, a distance of thirteen and 14/100 (13.14) feet to a point; thence South 55° 42' 39" east, a distance of seventy-nine and 81/100 (79.81) feet to a 5/8 inch iron bar; thence, east, a distance of fifty-two and 10/100 (52.10) feet to a 5/8 inch iron bar; thence, North 67° 59' 44" east, a distance of twenty-nine and 36/100 (29.36) feet to a 5/8 inch iron bar; thence North 24° 03' 41" east, a distance of fifty-one and 59/100 (51.59) feet to a 5/8 inch iron bar; thence west along the north line of the aforementioned lot 11 and the extension thereof, a distance of sixty-six and 57/100 (66.57) feet to the place of beginning.

Containing 0.168 acre of land, more or less, subject to all easements, agreements, and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, and recorded in Plat Book 8, Page 150.

Last transfers of record appear in Volume 258, Page 77 and Leases and Agreements Volume 46, Page 151 for vacated street by agreement, of the Mercer County, Ohio, Recorder's Office.

No additional dwellings may be placed on the 0.168 acre parcel above. Premises is subject to all existing utilities and sewers and waterlines as presently located, with grantor reserving easements for these purposes if relocation is required, and for maintenance.

Grantees, their heirs and assigns agree to pay an annual assessment of \$50 to Grantors, their successors and assigns for water, based on seven months usage, payable annually, with right to increase assessment every four years, and until water is available in the area. Grantors do not guarantee continued supply, nor quality and quantity; and Grantees also agree to contribute their prorata share of repairs and maintenance required on the common septic system until sanitary sewers are available in the area; and they also agree to pay \$50 assessment annually to Grantors, their heirs and assigns for private road maintenance, with right to periodically increase this assessment as required, every four years.

Grantors to pay the December, 1982 installment of real estate taxes and assessments, Grantees assume and agree to pay the June, 1983 installment*
be the same more or less, but subject to all legal highways.

*of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

*an undivided one-half interest, a joint life estate with remainder over in fee simple to survivor of them;
**an undivided one-half interest, a joint life estate with remainder over in fee simple to survivor of them;

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

And, William E. Goodwin and Margaret A. Goodwin, the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee, 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

APPROVED

MERCER COUNTY TAX MAP DEPT.

Date 10-4-82

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

And for valuable consideration William E. Goodwin and Margaret A. Goodwin, husband and wife, do hereby remise, release and forever quit-claim unto the said Grantee, their heirs and assigns, 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

Barbara Weinland
Lloyd H. Loll

William E. Goodwin

Margaret A. Goodwin

State of Ohio, } ss. Before me, a notary public
Montgomery County, } in and for said County and State, personally appeared
the above named

William E. Goodwin and Margaret A. Goodwin, 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 Dayton, Ohio
this 29th day of September A. D. 1982.

Lloyd H. LOLL, Notary Public
Notary for the State of Ohio
My Commission Expires July 31, 1986

Notary Public

This instrument prepared by MEIKLE, TESNO & LUTH, ATTYS., CELINA, OHIO

William E. Goodwin
and
Margaret A. Goodwin
TO
Bernard Jacob
et al

TRANSFERRED

Transferred OCT 4 1982 19

ROGER A. SCHWIEFERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer

RECEIVED FOR RECORD ON THE

4 day of Oct 1982

at 11:27 o'clock A.M.

nd RECORDED Oct. 5 1982 in

DEED BOOK 287 PAGE 315-16

COUNTY RECORDER

RECORDERS FEE \$ 5.00

MEIKLE & TESNO, ATTORNEYS

100 N. MAIN ST.

CELINA, OHIO 45822