



# Know all Men by these Presents

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**That,** Joan Barhorst, a married woman,

the Grantor, who claims title by or through instrument recorded in Volume 274, Page 381, and Volume 275, Page 603, Mercer County Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration-----received to her full satisfaction of William R. Black and Helen M. Black, during their joint lives, and the remainder to the survivor of them, the Grantees, whose TAX MAILING ADDRESS will be 5275 Windy Point, Celina, Ohio, 45822

**Give, Grant, Bargain, Sell and Convey** 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:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the corner stone at the center of said Section 20, thence, North 01° 21' 06" East along the East line of the Northwest Quarter of said Section 20 and the centerline of Windy Point Road, a distance of Three Hundred Fifty-six and 60/100 (356.60) feet to a railroad spike, thence, North 89° 20' 06" West, a distance of One Hundred Eighty-six and 95/100 (186.95) feet to a 5/8 inch iron bar, said point being the place of beginning for this conveyance, thence, continuing North 89° 20' 06" West, a distance of One Hundred Seventy-five and 01/100 (175.01) feet to a point, thence, South 01° 21' 06" West, a distance of One Hundred Ninety-nine and 60/100 (199.60) feet to a 5/8 inch iron bar, thence, South 89° 20' 06" East, a distance of Eighty and 78/100 (80.78) feet to a 5/8 inch iron bar, thence, South 01° 21' 06" West, a distance of Thirty-seven (37.00) feet to a 5/8 inch iron bar, thence South 89° 20' 06" East, a distance of One Hundred Seven and 18/100 (107.18) feet to a harrow tooth spike, thence, North 01° 47' West, a distance of Two Hundred Thirty-six and 79/100 (236.79) feet to the place of beginning. Containing 0.918 acre of land, more or less.

Reference is made to a survey of the above-described tract area by Gordon L. Geeslin, Registered Surveyor 5372, dated January, 1978, on file in the Mercer County Engineer's Office.

Grantors reserve a right-of-way over Fifteen (15) feet of uniform width off of the East end of the above-described real estate for purposes of ingress and egress to adjoining real estate.

GRANTOR hereby assumes and agrees to pay the July, 1983, installment of real estate taxes and assessments. GRANTEES hereby assume and agree to pay the January, 1984, installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

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

Date 5-16-83

By J. F. C.

Exemption paragraph, conveyance Fee 34.50

The Grantor and Grantee of this deed have complied with the provisions of Sec. 9.702 Roger A. Schwieterman, Mercer County Auditor.

G. M. 5-16-83  
Deputy Aud. Date

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

See Affidavit 06/139 pg. 2531

**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 I, Joan Barhorst the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, I am 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

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and that I 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 Joan Barhorst, a married woman, and Carl Barhorst, her husband,-----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 9th day of May, in the year of our Lord one thousand nine hundred and eighty-three (1983).

Signed and acknowledged in presence of

Murph Knapke - Witness

Joan Barhorst  
Joan Barhorst

Shelly J. Kuhn - Witness

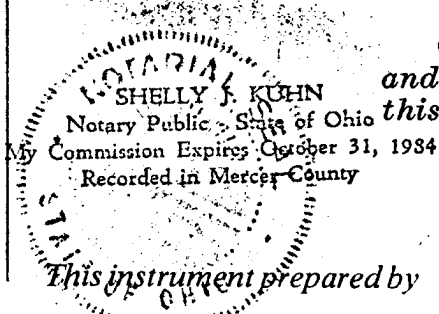
Carl Barhorst  
Carl Barhorst

State of Ohio } ss. Before me, as Notary Public,  
MERCER County, } in and for said County and State, personally appeared  
the above named Joan Barhorst, a married woman,  
and Carl Barhorst, her husband,

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, Mercer County, Ohio, this 9th day of May, A. D. 19 83.



Shelly J. Kuhn  
Notary Public for Ohio.  
My Commission Expires October 31, 1984

This instrument prepared by

KNAPKE & INGRAHAM  
ATTORNEYS AT LAW, CELINA, OHIO, 45822

**Warranty Deed**

Joan Barhorst, a married woman,  
and Carl Barhorst, her husband,

TO

William R. Black  
Helen M. Black  
5275 Windy Point  
Celina, Ohio 45822

Transferred **TRANSFERRED**

MAY 16 1983

STATE OF OHIO  
COUNTY AUDITOR  
MERCER COUNTY, OHIO  
COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

16 day of May 1983  
at 2:06 o'clock P. M.  
and RECORDED May 17 1983 in  
DEED Book 289 PAGE 16-17

Clarence H. Post COUNTY RECORDER  
RECORDERS FEE \$ 10.00

Knapke & Ingraham  
Attorneys at Law

115 N. Walnut Street, P. O. Box 504  
Celina, Ohio 45822