



Know all Men by these Presents

That Daniel F. Miller and Molinda Miller, husband and wife,

in consideration of One Dollar and Other Valuable Consideration-----
of Mercer County, Ohio,

to them in hand paid by Stephen C. Cook

whose address is 6640 Coldwater Beach Road, Celina, Ohio 45822

do hereby Grant, Bargain, Sell and Convey
to the said Stephen C. Cook, his

assigns forever, the following described Real Estate, situate in the Township
of Franklin, in the County of Mercer
and the State of Ohio, to-wit: heirs and

A triangular tract of land in the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, same being a part of Coldwater Beach lying North and adjacent to a Township Road extending West from center of Section Twenty (20) and more definitely described as follows:

Beginning at an iron pipe set on the Quarter Section Line Nine Hundred Ninety and Sixty-six Hundredths (990.66) feet West of stone corner marking center of Section Twenty (20); thence West on and along Quarter Section Line Three Hundred Thirty (330) feet to an iron pipe; thence Northeasterly with an interior angle of $48^{\circ} 25'$ and a distance of Two Hundred Eleven and Eighty Hundredths (211.80) feet on and along Raudabaugh Line to a Three (3) inch iron pipe set by State of Ohio survey marking corner of Raudabaugh Line; thence Southeasterly with an interior angle of $91^{\circ} 49'$ and a distance of Two Hundred Forty-seven (247) feet on and along Raudabaugh line to pipe marker, same being point of beginning. Tract contains Five Hundred Eighty-nine Thousandths (0.589) or Six Tenths (0.6) of an acre, more or less, subject to rights-of-way of Township Road on South side.

The above conveyance is subject to all restrictions, easements and rights-of-way of record, and all zoning restrictions.

Grantors herein assume and agree to pay the January, 1984, installment of real estate taxes and assessments hereon and the Grantees all taxes and assessments thereafter. and June, 1984

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and all the Estate, Right, Title and Interest of the said grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever.

And the said Daniel F. Miller and Molinda Miller

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that they will Defend the same against all lawful claims of all persons whomsoever, except for taxes and assessments beginning with the January, 1985, installment hereon and thereafter.

Remission paragraph, conveyance Fee \$5.00
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
19.12, R.C. for R. Schwieterman, Mercer
County Auditor.

County Aud

Date

In Witness Whereof, the said Daniel F. Miller

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and Molinda Miller, who
hereby release their right and expectancy of dower in said premises, have
hereunto set their hands, this 1st day of March,
in the year A. D. nineteen hundred and eighty-four (1984).
Signed and acknowledged in presence of us:

Thomas D. Lammers
Thomas D. Lammers

Daniel F. Miller
Daniel F. Miller

Molinda Miller
Molinda Miller

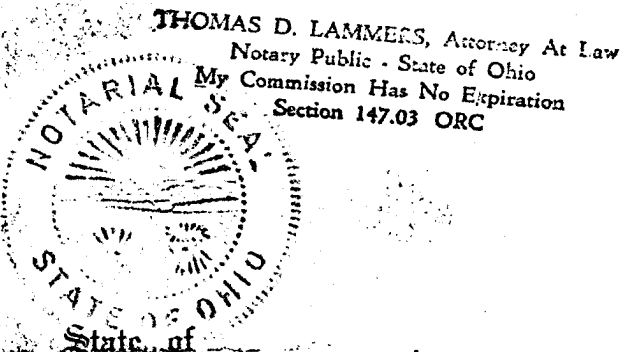
Diane D. Bruns
Diane D. Bruns

State of Ohio, Mercer County, ss.

On this 1st day of March A. D. 1984, before me, a Notary Public
in and for said County, personally came Daniel F. Miller and Molinda Miller,
husband and wife,

acknowledged the signing thereof to be the grantors in the foregoing deed, and
their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



Notary Public, State of Ohio

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 3-7-84
By M. B.

County, ss.

On this day of
in and for said County, personally came

A. D. 19 , before me, a

acknowledged the signing thereof to be

the grantor in the foregoing deed, and
voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This instrument prepared by PURDY, HOGAN & LAMMERS, ATTYS., CELINA, OHIO

453
Marriage Deed

Daniel F. Miller and
Molinda Miller,
husband and wife

TO

Stephen C. Cook

6640 Coldwater Beach Road
Celina, OH 45822

Transferred 19

TRANSFERRED

COUNTY AUDITOR

MAR 7 1984

ROGER A. SCHWIEBMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 7 day of March 1984
at 11:18 o'clock A.M.
recorded March 13, 1984
in Mercer Co., Ohio, Record of

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RECORDER - MERCER CO., OHIO

Fee 10.00

MTK

LAW OFFICES
PURDY, HOGAN & LAMMERS
119 EAST FAYETTE ST.
CELINA, OHIO 45822