



Know All Men by These Presents

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That Glen E. Harner and Katherine E. Harner, husband and wife, the grantors,
of Mercer County, Ohio,
in consideration of One Dollar (\$1.00) and other valuable consideration not otherwise
herein mentioned,
to them in hand paid by Steven Bell and Shirley Bell, the grantees,
whose address is 9676 Celina-Mendon Road, Mendon, Ohio, 45862,
do hereby **Grant, Bargain Sell and Convey**
to the said grantees,

their heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ Situate in the Township of Center,
County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the west
half of the northeast quarter of Section 5, Township 5 South, Range 3 East. Being more
particularly described as follows:

Commencing for reference at a "PK" nail at the northwest corner of the northeast quarter
of said Section 5; thence south 00°14' east along the west line of the northeast quarter
of said Section 5 and the centerline of Celina-
Mendon Road a distance of one thousand seventy-six and 13/100 (1076.13) feet to a
harrow tooth at the northwest corner of a 1.25 acre tract of land conveyed to Steven
and Shirley Bell by deed recorded in deed volume 237, page 849; thence north 89°45'17"
east along said Bell's north line a distance of two hundred fifty and 07/100 (250.07)
feet to a patented survey stake at the northwest corner thereof, said point being the
place of beginning for the parcel to be conveyed by this instrument; thence north
89°46' east a distance of three hundred two and 40/100 (302.40) feet to a 5/8 inch iron
bar; thence south 00°14' east a distance of two hundred seventeen and 80/100 (217.80)
feet to a 5/8 inch iron bar; thence south 89°46' west a distance of three hundred two
and 40/100 (302.40) feet to a 5/8 inch iron bar at the aforementioned Bell's southeast
corner; thence north 00°14' west along said Bell's east line a distance of two hundred
seventeen and 80/100 (217.80) feet to the place of beginning;

Containing 1.512 acres of land, more or less;

Subject to all easements and right-of-way of record;

No additional dwellings (or streets or easements of access) may be placed on the parcel
above except as may be authorized by competent legal authority;

(Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor
5372, dated February 7, 1984 on file in the County Engineer's Office;)

(Vol. 278, Page 608, Deed Records, Mercer County, Ohio;)

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 grantees, their

heirs and assigns forever. And the said grantors

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unin-
cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Grantors agree and assume to pay the June, 1984 installment of real estate taxes and
assessments, and Grantees agree and assume to pay all taxes and assessments thereafter
due and payable commencing with the January, 1985 installment.

exemption paragraph, conveyance fee 7.50
The undersigned, Clerk of the Court, do hereby
certify that the foregoing is a true and correct
copy of the original as recorded in the County
Recorder's Office, Mercer County, Ohio.

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 3-30-84
By M. B.

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

In Witness Whereof, the said Glen E. Harner and Katherine E. Harner,

and husband and wife, each of whom also

in the share of the other

hereby releasing their right and expectancy of dower/in said premises, have hereunto set their

hands, this 30 day of March

and eighty-four (1984). in the year A. D. nineteen hundred

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Signed and acknowledged in presence of us:

1). Glen E. Harner

2). Katherine E. Harner

x Glen E. Harner
Glen E. Harner

x Katherine E. Harner
Katherine E. Harner

State of Ohio,

Mercer

County, ss.

On this 30 day of March, 1984, before me, a Notary Public

in and for said County, personally came Glen E. Harner and Katherine E. Harner,

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

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

John F. Moul
Notary Public

JOHN F. MOUL

NOTARY PUBLIC - STATE OF OHIO

My commission has no expiration date.

Section 147.03 R.C.

This instrument was prepared by

NOBLE, MONTAGUE & MOUL

Attorneys at Law

146 East Spring Street

P. O. Box 331

St. Marys, Ohio 45885

Warranty Deed

607

Glen E. Harner and
Katherine E. Harner

To

Steven Bell and
Shirley Bell

TRANSFERRED
Transferred

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MAR 3 1984 County Auditor

ROGER A. SCHWIELEMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 30 day of Mar 1984
2:28 o'clock P.M.
recorded April 3 1984
in Mercer Co., Ohio, Record of

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Deeds
Discovered # 23

RECORDER - MERCER CO., OHIO

Fee \$10.00