



# Know all Men by these Presents

**That,** Ronald D. Frahm and Sheryl L. Frahm, Husband and Wife,

the Grantors, who claim title by or through instrument recorded in Volume 265, Page 632, of the Deed Records, Mercer County Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration-----received to their full satisfaction of

Donald G. Frahm and  
Patricia K. Frahm,

the Grantees, whose TAX MAILING ADDRESS will be

8324 Honey Hill Cove  
Germantown, Tennessee, 38138

**Give, Grant, Bargain, Sell and Convey** unto the said Grantees, their heirs and assigns, the following described premises, situated in the TOWNSHIP of BLACKCREEK, County of MERCER, and State of Ohio:

Being the South one-half ( $\frac{1}{2}$ ) of the Southeast quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), Town Four (4) South, Range One (1) East, LESS AND EXCEPT the following parcel therefrom:

Commencing at an iron pipe marking the Southeast corner of said Section Thirty-six (36), said pipe also being on the centerline of Township Line Road; thence with the East line of Section Thirty-six (36) and the centerline of Township Line Road North  $1^{\circ} 00'$  East Four Hundred Thirty-three and Ten Hundredths (433.10) feet to a point marked by a capped nail in the center of Bridge No. 16T47, said point being the PLACE OF BEGINNING for the description of this Exception; thence with the center of an open ditch North  $81^{\circ} 40'$  West Sixty-seven and Eighty Hundredths (67.80) feet to a point; thence continuing with the center of said open ditch North  $59^{\circ} 22'$  West One Hundred Twenty-four and Ten Hundredths (124.10) feet to a point; thence North  $1^{\circ} 00'$  East Four Hundred Fifty and Thirty Hundredths (450.30) feet to an iron pipe, said line passing an iron pipe at Twenty-eight and Fifty Hundredths (28.50) feet at the top of the bank of said open ditch; thence South  $89^{\circ} 00'$  East One Hundred Seventy-five (175) feet to a capped nail in the East line of said Section Thirty-six (36) and the centerline of Township Line Road, said line passing an iron pipe at One Hundred Fifty-five (155) feet; thence with the East line of said Section Thirty-six (36) and the centerline of Township Line Road South  $1^{\circ} 00'$  West Five Hundred Twenty (520) feet to the place of beginning, containing in said Exception One and Ninety-nine Hundredths (1.99) acres, and leaving herein after said Exception Seventy-eight and One Hundredth (78.01) acres of land.

GRANTORS hereby assume and agree to pay the July, 1984, installment of real estate taxes and assessments. GRANTEES hereby assume and agree to pay the January, 1985, and thereafter installments of real estate taxes and assessments.

APPROVED  
MERCER COUNTY TAX MAP DEPT.

Date

4-30-84

By

J. F. E.

Notarize paragraph, conveyance Fee 171.60  
The Grantor and Grantee of this deed have  
appeared with the Notaries of J. C. Sec.  
S. J. C. Burger, A. Schwidtemann, Mercer  
County Auditor.

DAK  
Deputy Aud

4-30-84  
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 Grantees, their heirs and assigns forever.

And we, Ronald D. Frahm and Sheryl L. Frahm, VOL 292 PAGE 882 the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee S, their heirs and assigns, that at and until the ensembling of these presents, we 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 we 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 Ronald D. Frahm and Sheryl L. Frahm,

Husband and Wife----- do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Bower in the above described premises.

In Witness Whereof, We have hereunto set our hands, the 30th day of April, in the year of our Lord one thousand nine hundred and eighty-four (1984).

Signed and acknowledged in presence of

*Jeffrey H. Ingraham*  
Witness -

x *Ronald D. Frahm*  
Ronald D. Frahm

*Fred G. Hirschfeld*  
Witness -

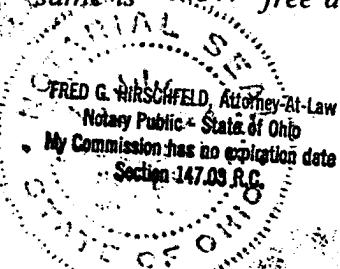
x *Sheryl L. Frahm*  
Sheryl L. Frahm

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

Ronald D. Frahm and Sheryl L. Frahm, 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, Mercer County, Ohio, this 30th day of April, A. D. 1984.



*Fred G. Hirschfeld*  
Notary Public for Ohio  
My Commission:

This instrument prepared by

KNAPKE & INGRAHAM - ATTORNEYS AT LAW - CELINA, OHIO.

**Warranty Deed**

870  
Ronald D. Frahm and  
Sheryl L. Frahm,  
Husband and Wife,

TO

Donald G. Frahm and  
Patricia K. Frahm  
8324 Honey Hill Cove  
Germantown, Tennessee 38138

TRANSFERRED  
Transferred 19

APR 30 1984

COUNTY AUDITOR  
ROGER A. SCHWIEBE  
COUNTY AUDITOR  
STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

30 day of April 1984  
at 11:56 o'clock A. M.  
and RECORDED May 1 1984  
DEED Book 292 PAGE 881-2

RECORDERS FEE \$10.00  
Clarence H. Post  
COUNTY RECORDER

Knappke & Ingraham  
Attorneys at Law

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