



Know all Men by these Presents

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That, James E. Slife and JoAnn Slife, Husband and Wife,

the Grantors, who claim title by or through instrument recorded in Volume 290, Page 48, 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

John E. Dicke and LaRue Dicke, *the Grantees, whose TAX MAILING ADDRESS will be*

5345 Lake Drive
Celina, OH 45822, do

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

Being Lot 53 in Bayview Third Addition, Plat Book 7, Page 24, of Mercer County, Ohio, Records of Plats, subject to all easements, conditions and restrictions of record. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: Being part of Lot Number Fifty-three (53) of Bayview Third Addition, Section Twenty-two (22), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and being further described as follows: Commencing at the southeast corner of Lot Fifty-three (53) at Lake Drive; thence West along the South line of Lot Fifty-three (53), a distance of one hundred forty (140.0) feet to an iron pipe; thence northeast along the West line of Lot Fifty-three (53), a distance of eighteen and seventy-five hundredths (18.75) feet to an iron pipe; thence in an easterly direction, a distance of one hundred twenty-three and eight tenths (123.8) feet to an iron pipe at the southeast corner of Lot Number Fifty-three (53) and the PLACE OF BEGINNING. Said parcel being a triangular shaped tract off of the South side of Lot Number Fifty-three (53) and containing six hundred twenty-six (626) square feet of area more or less.

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

THIS DEED IS GIVEN FOR THE PURPOSES OF CORRECTING THE CONVEYANCE FROM GRANTEES HEREIN TO THE GRANTORS HEREIN RECORDED IN VOLUME 290, PAGE 48, WHEREIN IT WAS THE INTENTION OF JOHN E. DICKE AND LARUE DICKE TO TRANSFER AND CONVEY TO JAMES E. SLIFE AND JOANN SLIFE ONLY TRACTS TWO AND THREE AS DESCRIBED IN SAID DEED.

Exemption paragraph, conveyance Fee F-C
The Grantor and Grantee of this deed have complied with the provisions of R. C. S.C. 319.202 Roger A. Schwieterman, Mercer County Auditor.

CL 2-27-85
Deputy Aud. Date

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 2-27-85
By H. B. M.

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

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

And WE, James E. Slife and JoAnn Slife, the said Grantor s, 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

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and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration James E. Slife and JoAnn Slife, Husband and Wife 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 hand s, the 23rd day of FEBRUARY, in the year of our Lord one thousand nine hundred and eighty-five (1985).

Signed and acknowledged in presence of Jeffrey B. Ingraham - Witness James E. Slife Shelly J. Kuhn - Witness JoAnn Slife

State of Ohio } ss. Before me, as notary public MERCER County, } in and for said County and State, personally appeared the above named JAMES E. SLIFE and JOANN SLIFE, 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 OHIO 23rd day of FEBRUARY, A. D. 1985. Jeffrey R. Ingraham Notary Public for Ohio. My Commission: Indefinite

This instrument prepared by Knapke & Ingraham - Attorneys at Law - Celina, Ohio.

Warranty Deed 3676 9797

JAMES E. SLIFE and JOANN SLIFE, HUSBAND AND WIFE

TO

JOHN E. DICKE and LaRUE DICKE 5345 LAKE DRIVE CELINA, OH 45822

TRANSFERRED 19

FEB 27 1985

ROGER A. SCHWIERMAN COUNTY AUDITOR MERCER COUNTY, OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

27 day of February 19 85 at 1:15 o'clock P.M

and RECORDED March 5 1985 in

DEED Book 295 PAGE 484-5

Patricia E. Grote emp. COUNTY RECORDS

RECORDERS FEE \$ 10.00

Knapke & Ingraham Attorneys at Law

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