



# 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. Schwietzman, Mer  
County Auditor.

CL  
Deputy Aud.

2-27-85  
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 in 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 ensealing 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 Bower in the above described premises.

In Witness Whereof We have hereunto set our hand s, the 23<sup>rd</sup> day of FEBRUARY, in the year of our Lord one thousand nine hundred and eighty-five (1985).

Signed and acknowledged in presence of

JEFFREY R. 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, 23<sup>rd</sup> day of FEBRUARY, A. D. 1985.  
JEFFREY R. INGRAHAM - Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.  
Notary Public for Ohio.  
My Commission: Indefinite

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

3676  
Warranty Deed

JAMES E. SLIFE and  
JOANN SLIFE,  
HUSBAND AND WIFE

TO

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

TRANSFERRED

FEB 27 1985

ROGER A. SCHWETTERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

COUNTY OF MERCER SS

RECEIVED FOR RECORD ON THE

27 day of February 1985  
at 1:15 o'clock P.M.

and RECORDED March 5 1985 in

DEED Book 295 PAGE 484-5

Patricia E. Groten  
COUNTY RECORDER

RECORDERS FEE \$ 10.00

Knapke & Ingraham  
Attorneys at Law

415 N. Walnut Street, P. O. Box 504

Celina, Ohio 45822