

Know all Men by these Presents

NO. 296 PAGE 934

That RANDAL J. PETIT AND KAY R. PETIT, Husband and Wife

of Mercer- County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable considerations

to them in hand paid by RUBY J. YOUNG

whose address is 217 West Butler Street, Fort Recovery, Ohio 45846

to the said RUBY J. YOUNG, her

do hereby Grant, Bargain, Sell and Convey
assigns forever, the following described Real Estate, situate in the Village of Fort Recovery, in the County of Mercer and the State of Ohio, and bounded and described as follows, to-wit:

Being a parcel of land in the Village of Fort Recovery and being part of Lot Number One (1), Krennings Addition and part of the Southwest Quarter (1/4) of fractional Section Twenty (20), Town Seven (7) South, Range One (1) East, Recovery Township, Mercer County, Ohio, and being more particularly described as follows:

Beginning at a monument on the Old Indian Boundary Line at the Southwest corner of fractional Section Twenty (20); thence North 3°00'40" West along the section line between Sections Nineteen (19) and Twenty (20) a distance of Three Hundred Seventy-four and Eighteen Hundredths (374.18) feet to a P. K. Nail in the centerline of Butler Street (S.R. #119); thence South 89°55' East along the centerline of Butler Street a distance of Sixty (60) feet to a railroad spike; thence South 3°00'40" East parallel to the West line of said fractional Section Twenty (20) a distance of Three Hundred Sixty-seven and Seventy-six Hundredths (367.76) feet to an iron pin on the South line of said Lot Number One (1) of Krennings Addition; thence North 85°36'30" West along the South line of said Lot Number One (1) a distance of Forty-five and Four Hundredths (45.04) feet to an iron pin at the West corner of said Lot Number One (1); thence South 56°27'30" West along the Old Indian Boundary Line a distance of Seventeen and Sixty-nine Hundredths (17.69) feet to the place of beginning, containing Five Hundred Five Thousandths (0.505) of an acre, more or less, subject to all legal highways and easements, restrictions, limitations and rights of way imposed thereon.

Description prepared by James A. Vanden Bosch, Registered Surveyor No. 6009, from a survey made in September, 1978.

Grantors herein assume and agree to pay the January, 1986 installment of taxes and assessments; Grantee to pay the July, 1986 installment hereon and all thereafter.

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

And the said

Randal J. Petit and Kay R. Petit, Husband and Wife

do hereby Covenant and Warranty 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 July, 1986 installment and thereafter.

*omission paragraph, conveyance Fee 28.10
The Grantor and Grantee of this deed have complied with the provisions of Sec. 319,202 Roger A. Schwieterman, Mercer County Auditor.

AK
Deputy Aud

7-30-85
Date

In Witness Whereof, the said
Husband and Wife

Randal J. Petit and Kay R. Petit,

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hereby release their right and expectancy of dower in said premises, have
hereunto set their hands, this 24th day of July,
in the year A. D. nineteen hundred and Eighty-five (1985).

Signed and acknowledged in presence of us:

Shirley M. Kaiser
Witness

Randal J. Petit
RANDAL J. PETIT

Edward A. Kaiser
Witness

Kay R. Petit
KAY R. PETIT

State of Ohio, Mercer County, ss.

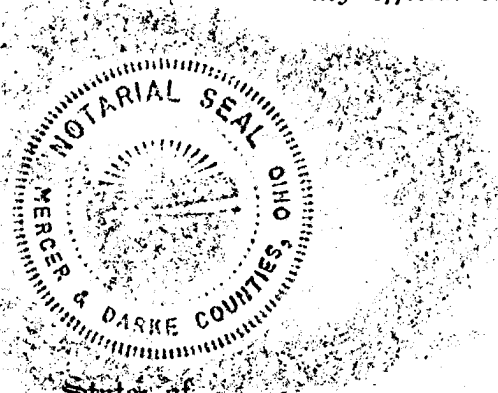
On this 24th day of July, A. D. 1985, before me, a Notary Public
in and for said County, personally came

RANDAL J. PETIT AND KAY R. PETIT,
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.

Edward A. Kaiser

NOTARY PUBLIC, STATE OF OHIO



EDWARD A. KAISER, Notary Public
in and for Mercer & Darke Counties, Ohio
My Commission Expires Nov. 4, 1986

State of _____ County, ss.

On this _____ day of _____ A. D. 19____, before me, a
in and for said County, personally came

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.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 7-30-85
By M. B.

This instrument prepared by JOHN W. SACHER, ATTORNEY AT LAW, CELINA, OHIO
45822

Warranty Deed
5193

RANDAL J. PETIT AND
KAY R. PETIT, Husband
and wife
TO
RUBY J. YOUNG
217 West Butler Street
Fort Recovery, Ohio 45846

TRANSFERRED
Transferred 19____
JUL 30 1985
COUNTY AUDITOR

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 30 day of July 19 85
at 10:36 o'clock A.M.
recorded July 31 19 85
in Mercer Co., Ohio, Record of _____

Deeds
Patricia E. Grotsmy
RECORDER - MERCER, CO., OHIO
fee 10.00
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LAW OFFICES
JOHN W. SACHER
XXXXXXXXXX 110 W. Market
CELINA, OHIO 45822