

That the Grantors, Donald M. Broadstock and Nancy M. Broadstock, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, Fred W. Cline and Thomas E. Cline

whose tax mailing address is 1209 Weng Ave., Dayton, Ohio 45420

the following real property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being a part of Lot No. 9 in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, being more particularly described as follows:

Beginning at the Southwest corner of said Lot No. 9; thence, North 24° 03' 41" East, along the West line of said Lot No. 9, a distance of 24.00 feet to a 5/8 inch iron bar; thence, South 63° 12' 22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South line of said Lot No. 9; thence West, along the South line of said Lot #9, a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less.

ALSO: Beginning at a 5/8 inch iron bar at the northwest corner of Lot No. 10 of Ballinger's Park as recorded in Plat Book 4, Page 7; thence East along the north line of Lots numbered 10 and 12, a distance of 66.57 feet to a 5/8 inch iron bar; thence North a distance of 30.00 feet to a 5/8 inch iron bar in the South line of Lot No. 9; thence West along the South line of said Lot No. 9, a distance of 53.18 feet to the Southwest corner thereof; thence South 24° 03' 41" West, a distance of 32.85 feet to the place of beginning, containing 0.041 acre of land, more or less.

ALSO: Being a parcel of land in the Southwest Quarter of the Southwest quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the northwest corner of Lot No. 10 of Ballinger's Park as recorded in Plat Book 4, Page 7; thence North 24° 03' 41" East, along the west line of said Ballinger's Park, a distance of 56.85 feet to a 5/8 inch iron bar; thence West a distance of 75.91 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office; thence South 39° 47' 57" West, along said State property line, a distance of 67.57 feet to a point; thence east a distance of 95.98 feet to the place of beginning, containing 0.102 acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, on file in the County Engineer's Office.

No additional dwellings may be placed on the 0.102 acre parcel above. Premises is subject to all existing utilities and sewers and water-lines as presently located, with prior grantor reserving easements for these purposes if relocation is required, and for maintenance. Grantees, their heirs and assigns, agree to pay an annual assessment of \$50 to prior Grantors, their successors and assigns for water, based on seven months usage, payable annually, with right to increase assessment every four years, until water is available in the area. Grantors do not guarantee continued supply, nor quality and quantity; and they also agree to contribute their prorata share of repairs and maintenance required on the common septic system until sanitary sewers are available

Grantees assume and agree to pay the December, 1987 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

in the area; and they also agree to pay \$50 assessment annually to Grantors, their heirs and assigns for private road maintenance, with right to periodically increase this assessments as required, every four years.  
Last transfer of record appears in Volume 294, Page 364 of the Mercer County, Ohio, Deed Records.

Donald M. Broadstock and Nancy M. Broadstock,  
husband and wife, the  
Grantors, release all rights of dower therein. VOL 303 PAGE 554

Witness our hands this 3rd day of July,  
1987.

SIGNED AND ACKNOWLEDGED IN PRESENCE OF:

William K. Simons  
WILLIAM K. SIMONS  
Shirley K. Fleiman  
SHIRLEY K. FLEIMAN

Donald M. Broadstock  
Donald M. Broadstock  
Nancy M. Broadstock  
Nancy M. Broadstock

Exemption paragraph, conveyance Fee 37<sup>00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319.202 Roger A. Schwieterman, Mercer  
County Auditor.  
Deputy Aud 2A Date 7-14-87

APPROVED  
MERCER COUNTY TAX MAP DEPT.  
Date 7-14-87  
By M.B.

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State,  
personally appeared the above named  
Donald M. Broadstock and Nancy M. Broadstock, 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 Coldwater this 3rd day of  
July, 1987.



Shirley K. Fleiman  
Notary Public  
My Commission Exp 7-7-89

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, Ohio

WARRANTY DEED 13694

Donald M. Broadstock and  
Nancy M. Broadstock  
TO  
Fred E. Cline and  
Thomas E. Cline  
1209 Weng Avenue  
Dayton, OH 45420

TRANSFERRED  
JUL 14 1987  
ROGER A. SCHWIETERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD  
On the 14 day of July 1987  
at 9:36 o'clock P.M.  
Recorded July 15, 1987  
in Mercer Co., Ohio, Record of  
Deeds  
Patricia E. Gude Not  
RECORDER - MERCER CO., OHIO  
Fee \$10.00  
Vol. 303 pg. 553-4  
MEIKLE, TESNO & LUTH, ATTYS.  
100 N. Main St.  
Celina, Ohio 45822