

Know All Men by These Presents

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That Mark J. Retz and Sara Jayne Retz, husband and wife, and Ethel R. Monroe, an unmarried woman of Mercer County, Ohio, in consideration of one dollar and other good and valuable considerations to them in hand paid by Robert Froning and Belinda Froning, husband and wife whose address is _____ do hereby **Grant, Bargain Sell and Convey** to the said Robert Froning and Belinda Froning, husband and wife their heirs

DUB and assigns forever, the following described **Real Estate**,⁽¹⁾ Situate in the Township of Franklin, in the County of Mercer, and the State of Ohio:

Being Parcel Numbers 54-106 State Lands & 54-106A of Walker's Grand Lake Addition as shown by the Plat thereof recorded in Plat Book 10, Page 46 of the Plat Records of Mercer County, Ohio, subject to all easements, restrictions, and privileges of record.

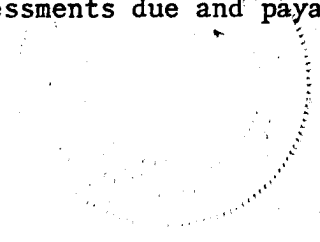
ALSO, AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING DESCRIBED PARCEL: Beginning at the Southwest corner of Parcel No. 54-98A of Walker's Grand Lake Addition as set forth above; thence North 6° 52' 59" East One Hundred Thirty (130) feet to a point; thence North 83° 51' 35" West Forty (40) feet to a point; thence South 6° 52' 59" West One Hundred Thirty (130) feet to a point on the approximate centerline of an existing driveway; thence South 80° 51' 35" East along the approximate centerline of said driveway to a point of beginning, containing Fifty-two Hundred (5200) square feet, subject to all easements of record.

Said above parcels are situated in Section Sixteen (16), Town Six (6) South, Range Three (3) East of Franklin Township, Mercer County, Ohio.

Said above described Parcel is part of Parcel Numbers 54-99A Walker's Grand Lake Addition and 54-99 State Lands.

LAST TRANSFER: Volume 302, Page 108, Deed Records of Mercer County, Ohio.

Grantors agree to pay all real estate taxes and assessments due and payable and including the installment due in July of 1990; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.



APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 8-28-87
By J.F.L.

Exemption paragraph, conveyance Fee 32.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 19.262 Roger A. Schwieterman, Mercer County Auditor.
ck 8-28-87
Deputy Aud Date

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantees,

Robert Froning and Belinda Froning, their

heirs and assigns forever. And the said Mark J. Retz, Sara Jayne Retz, and Ethel R. Monroe

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.

In Witness Whereof, the said Mark J. Retz and Sara Jayne Retz, husband and wife and Ethel R. Monroe, an unmarried woman who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 22nd day of August in the year A. D. nineteen hundred and Eighty-Seven (1987).

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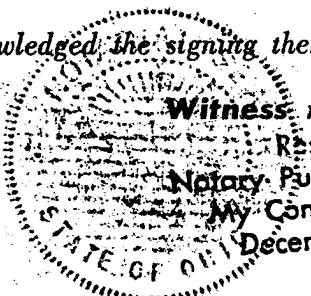
Signed and acknowledged in presence of us:
David Wm. Bruns
Witness - David Wm. Bruns
Rosalie Lange
Witness - Rosalie Lange

Mark J. Retz
MARK J. RETZ
Sara Jayne Retz
SARA JAYNE RETZ
Ethel R. Monroe
ETHEL R. MONROE

State of Ohio, Mercer County, ss.

On this 22nd day of August, 1987, before me, a Notary Public in and for said County, personally came Mark J. Retz and Sara Jayne Retz, husband and wife, and Ethel R. Monroe, an unmarried woman 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.



Rosalie Lange
Notary Public, State of Ohio
My Commission Expires
December 31, 1990

Rosalie Lange
Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns
Attorney at Law
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

14200
Warranty Deed

From
MARK J. RETZ,
SARA JAYNE RETZ,
and ETHEL R. MONROE
To
ROBERT FRONING and
BELINDA FRONING

Transferred
TRANSFERRED
AUG 28 1987
County Auditor
ROGER A. SCHWARTZ
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 28 day of Aug 1987
at 10:04 o'clock A.M.
recorded Aug 31 19 87
in Mercer Co., Ohio, Record of
Deeds
Patricia S. Grotz
FCORDER - MERCER, CO., OH
Dec 10 1987
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