

**Know all Persons by These Presents**

VOL 304 PAGE 419

**That,** Floyd J. Hemmelgarn and Lois A. Hemmelgarn, husband and wife,

the Grantor<sup>s</sup>, who claim title by or through  
instruments recorded in Volume 251, Page 258, and Volume 290, Page 891, 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

Hemmelgarn &amp; Sons, Inc.,

the Grantee, whose TAX MAILING ADDRESS will be

3763 Philothea Road  
Coldwater, Ohio, 45828, do

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee, its  
successors ~~here~~ and assigns, the following described premises, situated in the VILLAGE  
of PHILOTHEA, TOWNSHIP of BUTLER, County of MERCER, and State of Ohio:

TRACT ONE:

Being the South part of Lot Number Fifteen (15) in the Village of  
Philothea, as the same is shown on the recorded plat thereof, and  
more particularly described as follows:

Commencing for the same at the Southwest corner of said Lot Number  
Fifteen (15); thence East 82½ feet along the south line of said  
lot; thence north 220 feet parallel with the east line of said lot;  
thence west 82½ feet to the west line of said lot; thence south  
220 feet to the place of beginning.

TRACT TWO:

Being part of Lot Number Sixteen (16) in the Village of Philothea,  
as the same is shown on the recorded plat thereof, and more  
particularly described as follows:

Beginning at the Southwest corner of Lot #16 aforesaid; thence  
north Two Hundred Twenty (220) feet along the West line of said  
Lot; thence East seven and one-half (7½) feet to a point; thence  
South two hundred twenty (220) feet to the south line of said  
lot; thence West along the south of said lot, seven and one-half  
(7½) feet to the place of beginning.

Grantors hereby assume and agree to pay the January, 1988, installment of  
real estate taxes and assessments. Grantee hereby assumes and agrees to  
pay the July, 1988, and thereafter installments of real estate taxes and  
assessments.

APPROVED  
MERCER COUNTY TAX MAP DEPT.

Date 10-5-87

By M.B.

Exemption paragraph, conveyance Fee 34.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec.  
319.202 Roger A. Schwieterman, Mercer  
County Auditor.

Y.A.C. 10-5-87  
Deputy Aud. Date

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

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors ~~XXXX~~ and assigns forever.  
And We Floyd J. Hemmelgarn and Lois A. Hemmelgarn, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, its successors ~~XXXX~~ 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

and that we will ~~Warrant and Defend~~ said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors ~~XXXX~~ and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Floyd J. Hemmelgarn and Lois A. Hemmelgarn, husband and wife-----do hereby remise, release and forever quitclaim unto the said Grantee, its successors ~~XXXX~~ and assigns, all their-----right and expectancy of ~~Bower~~ in the above described premises.

**In Witness Whereof,** We have hereunto set our hands, the 30th day of September, in the year of our Lord one thousand nine hundred and eighty-seven (1987).

Signed and acknowledged in presence of  
Dennis L. Piper  
Dennis L. Piper - Witness  
Susan V. Kremer  
Susan V. Kremer - Witness

Floyd J. Hemmelgarn  
FLOYD J. HEMMELGARN  
Lois A. Hemmelgarn  
LOIS A. HEMMELGARN

**State of Ohio** ss. Before me, as notary public  
MERCER County, in and for said County and State, personally appeared the above named FLOYD J. HEMMELGARN AND LOIS A. HEMMELGARN, 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, Ohio this 30th day of Sept. A. D. 1987.  
Susan V. Kremer  
Notary Public  
My Commission: SUSAN V. KREMER, Notary Public, State of Ohio, commission expires June 10, 1991

This instrument prepared by Knapke & Ingraham, Attorneys at Law, Celina, Ohio, 45822

**Mortgage Deed**  
14680

FLOYD J. HEMMELGARN  
AND LOIS A. HEMMELGARN  
HUSBAND AND WIFE  
  
TO  
  
HEMMELGARN & SONS, INC.  
3763 PHILOTHEA ROAD  
COLDWATER, OH 45828

TRANSFERRED 19  
OCT 5 1987

ROGER A. SCHWIETZMANN AUDITOR  
COUNTY AUDITOR  
MERCER COUNTY OHIO  
STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

5 day of October 1987  
at 2:40'clock P.M.  
and RECORDED October 6 1987 in  
DEED BOOK 304 PAGE 419-20

Patricia E. Grote  
COUNTY RECORDER  
RECORDERS FEE \$ 10.00

Knapke & Ingraham  
Attorneys at Law  
115 N. Walnut Street, P. O. Box 504  
Celina, Ohio 45822