



Know all Men by These Presents

That, Whereas, on the 14th day of May, 1987, the last Will and Testament of Morna V. Jenkins aka Morna Jenkins, deceased, was admitted to Probate and record in the Probate Division of the Court of Common Pleas of Montgomery County, Ohio, and on the 14th day of May, 19 87, Phyllis Heitz was duly appointed and qualified as Executrix of said decedent's estate by said Probate Division, and is now the lawful Executrix of the estate of said testatrix.

And Whereas, said last Will and Testament, among other provisions, contains the following, to-wit:

In addition to the powers given them by the laws of the State of Ohio, I authorize my fiduciary, successors, or substitutes and each of them to have the following powers and discretions, as in the unrestricted judgment of my said personal representative are deemed advisable for the better management and preservation of my estate, without resort to any person or court for further authority; to sell any of the property in my estate, real and personal, for cash or on such other terms as may seem advisable; to borrow money and make such pledges and mortgages in connection therewith as may be reasonably necessary; to hold my estate in the form of cash, free from any liability for failure to convert such cash into productive investments; to make distribution hereunder either in cash or in kind at fair market value; to settle or compromise all claims against my estate or those my estate may have against others; to retain any investments received by them as part of my estate or sell the same or any part thereof and reinvest the proceeds, not being confined to those investments authorized by law for the investment of funds held by a fiduciary; and to execute, acknowledge and deliver any and all instruments of conveyance, or transfer, powers of attorney, proxies, or other paper writings, by them deemed necessary or incident to the plenary exercise of the powers in or by this my Last Will vested in or conferred upon them.

And Whereas, the testatrix died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament, it is necessary to sell said real estate.

Now, Therefore, Phyllis Heitz

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aforesaid, in pursuance of the said provisions of the said last Will and Testament of said Morna V. Jenkins aka Morna Jenkins, deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in her, and for and in consideration of the premises, and the sum of Five Thousand Dollars ~~XXXXX~~ (\$5,000.00) paid or

secured to be paid to her by said John Steinbrunner and Maryann Steinbrunner, husband and wife,

whose address is _____,

the receipt whereof is hereby acknowledged, do ~~es~~ hereby **Grant, Bargain, Sell and Convey**

to the said John Steinbrunner and Maryann Steinbrunner,

~~their~~ heirs and assigns forever, the following described **Real Estate**, situated in the County

of Mercer, in the State of Ohio, and in

the Township of Franklin, and bounded and described as follows:

Situate in the Township of Franklin, in the County of Mercer and State of Ohio, to wit:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northeast quarter (1/4) of Section Thirty (30), Town Six (6) South, Range Three (3) East, and being more particularly described as follows:

Commencing for reference at a corner stone at the Northeast corner of said Section Thirty (30); thence south 00° 06' 18" East along the East line of the Northeast quarter (1/4) of said Section Thirty (30) a distance of One Thousand One Hundred Seventy and Sixty-eight Hundredths (1170.68) feet to a railroad spike in the centerline of State Route 703, said point being the PLACE OF BEGINNING for the herein described parcel; thence North 86° 24' West along the centerline of said State Route 703 a distance of One Hundred Seven and Ninety-Eight Hundredths (107.98) feet to a railroad spike; thence South 03° 00' West a distance of One Hundred Sixty-four and Twenty-Two Hundredths (164.22) feet to a 5/8 inch iron bar; thence North 89° 54' 30" East a distance of One Hundred Sixteen and Sixty-six Hundredths (116.66) feet to a Two (2) inch iron pipe on the aforementioned East line of the Northeast Quarter (1/4) of said Section Thirty (30); thence North 00° 06' 18" West along said East line of the Northeast quarter (1/4) of Section Thirty (30) a distance of One Hundred Fifty-seven and Two Hundredths (157.02) feet to the place of beginning, containing Four Hundred Fourteen Thousandths (0.414) of an acre of land, more or less, subject to all easements and right of way of record.

Reference is made to a survey of this tract by Gordon L. Geeslin, Registered Surveyor #5372, dated January, 1975, on file in the County Engineer's Office, which is to be a part of this description. Description herein correctly contains reference to S.R. 703 instead of S.R. 707 as erroneously contained in prior deeds.

The above described real estate is conveyed subject to all restrictions, reservations, limitations, conditions, covenants, easements, rights of way, and legal highways of record pertaining to the same and now in force and effect.

Said property is located in the Incorporated Village of Montezuma.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 4-1-88
By J. F. G.

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said John Steinbrunner and Maryann Steinbrunner, husband and wife

I, the said Phyllis Heitz as such Executrix

by virtue of said last Will and Testament, and of the statute made and provided for such cases, might or should sell and convey the same.

In Witness Whereof, The said Phyllis Heitz as such Executrix

has hereunto set her hand, this 11th day of February, A.D. 1988.

Signed and acknowledged in presence of Cynthia A. Coffey
Cynthia A. Coffey
ROBERT E. MESSAHM JR

Phyllis Heitz
Phyllis Heitz
Executrix
of the estate of Morna V. Jenkins aka
Morna Jenkins

Exemption paragraph, conveyance Fee 5.00
The Grantor and Grantee of this deed have complied with the provisions of Sec. 519.02 Roger A. Schwieterman, Mercer County Auditor.

16554

see also John Steinbrunner

E.M.
Deputy Aud.

PRESENTED FOR RECORD
On the 1 day of Apr. 1988
Date 10:40 o'clock A.M.
recorded April 4 1988
in Mercer Co., Ohio, Record of

TRANSFERRED
APR 1 1988

Patricia E. Grote
RECORDER - MERCER, CO., OHIO
Fee \$12.00
ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

THE STATE OF OHIO. ss. Vol. 305 pg. 952-4

Montgomery County,

Be it Remembered, That on this 11th day of February, 1988, before me, the subscriber, a Notary Public in and for said County personally came the above named Phyllis Heitz as Executrix of the estate of Morna V. Jenkins aka Morna Jenkins, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed as such Executrix for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

Cynthia A. Coffey
Notary Public



CYNTHIA A. COFFEY
Notary Public, State of Ohio
My Commission Expires 12/31/1991