

OHIO WARRANTY DEED

That the Grantors, John W. Rutledge and Helen I. Rutledge,
husband and wife,
(Helen I. Rutledge aka Helen Iona Rutledge)
for valuable consideration paid, grant , with general warranty
covenants, to the Grantees, Ronald Bransteter and Dorothy Bransteter
whose tax mailing address is R.R.#1, Box 201
Monroe, IN 46772

the following real property:

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

Being a parcel out of the East half of the Southwest Quarter of
Section 36, Town 4 South, Range 1 East, and more particularly
described as follows:

Commencing at the Southeast corner of the Southwest Quarter,
Section 36, Town 4 South, Range 1 East, Blackcreek Township, said
corner being defined by a 5/8 inch steel pin; thence West Seven
and fifty hundredths (7.50) feet to a point; thence North 00° 37'
14" West, Eight Hundred Twenty-one and seventy-five Hundredths
(821.75) feet to a point; thence South 89° 53' 09" West, Seven
Hundred Forty-four and eighty-three hundredths (744.83) feet to a
point; thence South 89° 53' 09" West, Two Hundred Forty-seven and
fifty hundredths (247.50) feet to a point; thence North 00° 27'
56" West, Seven and Fifty Hundredths (7.50) feet to a steel pin;
thence North 00° 27' 56" West, Nine Hundred Seven and Forty-nine
Hundredths (907.49) feet to a steel pin as the place of
beginning; thence North 00° 27' 56" West, Nine Hundred Seven and
fifty Hundredths (907.50) feet to a steel pin; thence South 89°
53' 15" West, Three Hundred Thirty (330.00) feet to a steel pin;
thence South 00° 27' 56" East, Nine Hundred Seven and Fifty
Hundredths (907.50) feet to a steel pin; thence North 89° 53' 15"
East, Three Hundred Thirty (330.00) feet to the place of
beginning.

The afore described tract contains six and eight hundred
seventy-five Thousandths (6.875) acres, more or less, subject to
all easements and right-of-ways of record, and is taken from the
lands as last described in the Mercer County Record of Deeds,
Volume 240, Page 677 and is shown as Parcel No. 1 on a plat of
survey as filed in the Mercer County Engineer's Office. The
Grantor gives the Grantee, his heirs and assigns and transfers
the perpetual and non-exclusive right of ingress and egress over
and upon a fifteen (15.00) foot easement as shown on the afore
mentioned plat of survey. Access to the Grantors land from which
this parcel is taken is across an easement as recorded in the
Mercer County Record of Easements Volume 50, Pages 733-735.

All bearings for this description were referenced to the South
line of Section 36, assumed as having a bearing of East-West.

This description was prepared by Roy F. Thompson Jr., Registered
Surveyor #5379.

Last transfers of record appear in Volume 196, Page 512 and
Volume 240, Page 677 of the Mercer County, Ohio, Deed Records.

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.

John W. Rutledge and Helen I. Rutledge,
husband and wife, the
Grantors, release all rights of dower therein.

Witness our hands this 17th day of February
19 88

SIGNED AND ACKNOWLEDGED IN PRESENCE OF

Sharonne Isbell
Judy Pridgen

John W. Rutledge
Helen I. Rutledge

Exemption paragraph, conveyance Fee 4.80
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
9,202 Roger A. Schwietzman, Mercer
County Auditor.

STATE OF OHIO, COUNTY OF MERCER, SS:

E. H. 4-28-88
Deputy Aud. Date

Before me, a notary public in and for said County and State,
personally appeared the above named

John W. Rutledge and Helen I. Rutledge, 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 Rockford, Ohio this 17th day of
February, 19 88

Gaylene S. Brookhart
Notary Public

GAYLENE S. BROOKHART
Notary Public, State of Ohio
My Commission Expires June 4, 1990
Recorded in Mercer County

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

16888

OHIO WARRANTY DEED

mail
John W. Rutledge
and
Helen I. Rutledge

to

Ronald Bransteter
and
Dorothy Bransteter
R. R. #1, Box 201
Monroe, IN 46772

TRANSFERRED

APR 28 1988

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 28 day of April 19 88
at 2:01 o'clock P.M.
recorded April 29 1988
In Mercer Co., Ohio, Record of Deeds

Patricia E. Quate vol
RECORDER - MERCER CO., OHIO
Fee \$10.00

Vol. 306 pg. 233-4