

# Know all Men by these Presents

That we, Charles S. Shaner and Cathleen M. Shaner, husband and wife

, the Grantors

who claim title by or through instrument, recorded in Volume, Page,

County Recorder's Office, for the consideration of Ten-----

-----00/100 Dollars (\$ 10.00 )

received to our full satisfaction of

Steven E. Harner and Cynthia M. Harner

the Grantee,

whose TAX MAILING ADDRESS will be 11516 U.S. Rte. 127  
Mendon, OH 45862

do

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee s, their  
heirs and assigns, the following described premises, situated in the Township of  
Dublin, County of Mercer and State of Ohio:

Tract 1:

Being a 1 Acre Tract located in Section 13, Dublin Township, Town 4,  
South, Range 2 East, Mercer County, Ohio and more particularly described as  
follows:

Beginning at a point 3.45 feet West of the South Quarter ( $\frac{1}{4}$ ) post of  
Section 13, Dublin Township said point being the point of intersection of  
United States Route 127 and the Dutton Road and being defined by a masonry nail;  
thence North  $0^{\circ} 08' 30''$  East on and along the center line of USR 127, a distance  
of 291.00 feet to a masonry nail; thence South  $89^{\circ} 58' 30''$  East a distance of  
150.00 feet to a  $\frac{5}{8}$  inch diameter iron pin; thence South  $0^{\circ} 08' 30''$  West a  
distance of 291.00 feet to the center line of the Dutton Road; thence North  
 $89^{\circ} 58' 30''$  West on and along the center line of the Dutton Road to the  
place of beginning, with said tract containing 1 Acre more or less of which  
0.50 acre are currently utilized for roadway purposes, subject to all legal  
highways.

Tract 2:

Being a 1 Acre Tract located in Section 13, Dublin Township, Town 4,  
South, Range 2 East, Mercer County, Ohio and more particularly described as  
follows:

Commencing at a point on the center line of United States Route 127,  
said point being 3.45 feet West of the South Quarter ( $\frac{1}{4}$ ) post of Section  
13 and also being the point of intersection of the center lines of USR-127 and the  
Dutton Road; thence North  $0^{\circ} 08' 30''$  East on and along the center line of USR-127  
a distance of 291.00 feet to a masonry nail as the place of beginning; thence  
continuing North  $0^{\circ} 08' 30''$  East on and along the center line of USR-127, a  
distance of 290.00 feet to a masonry nail, said line passing thru the roadway  
P.I. at highway station 1233 + 44; thence South  $89^{\circ} 58' 30''$  East a distance  
of 150.00 feet to a  $\frac{5}{8}$  inch iron rod; thence South  $0^{\circ} 08' 30''$  West a distance  
of 290.00 feet to a  $\frac{5}{8}$  inch iron pin; thence North  $89^{\circ} 58' 30''$  West a distance  
of 150.00 feet to the place of beginning, with said tract containing 1 acre  
more or less, of which 0.39 acres are presently in the highway right-of-way  
subject to all legal highways.

~~Exemption paragraph~~ conveyance fee \$12.00  
The Grantor and Grantee of this deed have  
complied with the provisions of Sec.  
319,202 Roger A. Schuchman, Mercer  
County Auditor.

Bm  
Deputy Aud

1/9/89

APPROVED

JAN 9 1989

MERCER COUNTY  
TAX MAP DEPARTMENT  
BY K.A.C.

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, heirs and assigns forever.

And we, Charles S. Shaner and Cathleen M. Shaner VOL 308 PAGE 835  
the said Grantors, do for ourselves and our heirs, executors and  
administrators, covenant with the said Grantee, heirs 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  
except restrictions, conditions and easements of record, zoning ordinances,  
if any, and taxes and assessments for the current half of the taxable year  
and thereafter.

and that we will Warrant and Defend said premises, with the appurtenances  
thereunto belonging, to the said Grantee, heirs and assigns, against  
all lawful claims and demands whatsoever except as hereinbefore provided.

And for valuable consideration I, Charles S. Shaner, husband of Cathleen M.  
Shaner, and I, Cathleen M. Shaner, wife of Charles S. Shaner,  
do hereby remise,  
release and forever quit-claim unto the said Grantee s, their heirs and assigns,  
all our right and expectancy of ~~Power~~ in the above described premises.

In Witness Whereof we have hereunto set our hands, the 25th  
day of January, in the year of our Lord one thousand nine hundred  
and eighty-eight.

Signed and acknowledged in presence of

Harriet R. Hise  
Witness Hise

Charles S. Shaner

Nancy Jo Hensley  
Witness

Cathleen M. Shaner  
Cathleen M. Shaner

State of Ohio

Van Wert County, ss. Before me, a Notary Public  
the above named in and for said County and State, personally appeared

Charles S. Shaner and Cathleen M. Shaner  
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  
this 25th day of January, A. D. 19 88

This instrument prepared by:

David V. Kaprosy  
Attorney at Law

Notary Public

LYNETTE A. WESTGREN, Notary Public

My Commission Expires Commission Expires May 2, 1991.

20097



TOD

26 00 57 74

TRANSFERRED

JAN 9 1989

ROGER A. SCHWIETERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

County of Mercer

Received for Record on the

9 day of January 1989  
at 3:59 o'clock P. M.

and Recorded January 10, 1989 in  
Deed Book 308 Page 834-5

Patricia E. Grote not  
COUNTY RECORDER.

Recorders Fee \$10.00

This instrument prepared by