



VOL 309 PAGE 597

Know all Men by these Presents

That Mary Kay Feller, a married woman,

in consideration of One dollar and other valuable considerations of Mercer County, Ohio,

to her in hand paid by Mark A. Baumer and Joan M. Baumer, Husband and Wife,
whose address isdoes hereby Grant, Bargain, Sell and Convey
to the said Mark A. Baumer and Joan M. Baumer, theirassigns forever, the following described Real Estate, situate in the Township heirs and
of Franklin in the County of Mercer
and the State of Ohio.RECORDING IN MERCER COUNTY
EXEMPTION FROM RECORDING FEE
DATE 4/6/89
OFFICE REC'D

Being Lot Number Twelve (12) in Wooded Acres Subdivision as same is set forth on the recorded plat thereof in Plat Cabinet 1, Page 49, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and as set forth in Volume 7, Page 822, of the Miscellaneous Records of Mercer County, Ohio.

APPROVED

APR 6 1989

MERCER COUNTY
TAX MAP DEPARTMENTBY J. F. E.

Exemption paragraph, conveyance fee M
The Grantor and Grantee of this deed have complied with the provisions of Sec. 319,202 Roger A. Schwieterman, Mercer County Auditor.

BM 4/6/89
Deputy Aud. Prin

Last Transfer: Deed Record Volume , Page , Deed Records of Mercer County, Ohio

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto belonging,
to said grantees, their heirs and assigns forever.

And the said
Mary Kay Feller

does hereby Covenant and Warrant that the title so conveyed is Clear, Free and
Unincumbered, and that she will Defend the same against all lawful claims of all
persons whomsoever.

In Witness Whereof, the said

Mary Kay Feller

VOL 309 PAGE 598

and H. Allen Feller, who hereby release his right and expectancy of dower in said premises, have hereunto set their hands, this 5th day of April in the year A. D. nineteen hundred and eighty-nine (1989).

Signed and acknowledged in presence of us:

x Kevin G. Smith witness for H. Allen Feller
Sharon LaRue witness for H. Allen Feller
Sharon LaRue witness for Mary Kay Feller
Chloe Esmonde witness for Mary Kay Feller

State of Ohio, Montgomery County, ss.

On this 5th day of April A. D. 1989, before me, a Notary Public in and for said County, personally came

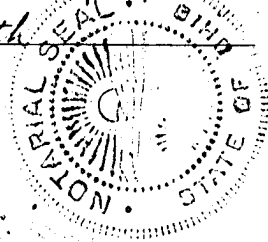
H. Allen Feller

acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

My Commission expires 3 April, 1992

Kevin G. Smith



State of Mercer County, ss.

On this 5th day of April A. D. 1989, before me, a Notary Public in and for said County, personally came

Mary Kay Feller

acknowledged the signing thereof to be the grantor in the foregoing deed and voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Chloe Esmonde

CHLOE ESMONDE
Notary Public - State of Ohio
Commission expires March 19, 1992
Recorded in Mercer County

This instrument prepared by Hinders and Hinders, 110 West Market St., Celina, Ohio

20988
Warranty Deed

MARY KAY FELLER

TO

MARK A. BAUMER
JOAN M. BAUMER

Transferred TRANSFERRED 19

APR 6 1989 COUNTY AUDITOR
ROGER A. SCHWIETEMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 6 day of April 1989
at 12:42 o'clock P.M.
recorded April 7 1989
In Mercer Co., Ohio, Record of

Patricia E. Gots
RECORDER - MERCER, CO., OHIO

Vol. 309 pg. 597-8
HINDERS AND HINDERS
ATTORNEYS AT LAW
110 WEST MARKET STREET
CELINA, OHIO 45822
(419) 586-4441