



Know all Men by these Presents

That Gordon M. McKinney, a single man

of Montgomery County, Ohio,
in consideration of One (\$1.00) Dollar and other good and valuable consideration

to him in hand paid by Thomas E. Cline and Fred W. Cline

whose address is 2039 Brookridge Drive, Beavercreek, Ohio 45431

do hereby Grant, Bargain, Sell and Convey
to the said Thomas E. Cline and Fred W. Cline

assigns forever, the following described Real Estate, situate in the Township of Franklin their heirs and
in the County of Mercer
and the State of Ohio, to-wit:

TRACT I Being Lot Number Nine (9) in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: Being a part of Lot Number 9 in Ballinger's Park, beginning at the Southwest corner of said Lot Number 9; thence, North 24° 03' 41" East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar; thence, South 63° 12' 22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South line of said Lot Number 9; a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less. *thence West, along the South line of said Lot Number 9,

TRACT II Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows: Commencing for reference at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7; thence, North 24° 03' 41" East, along the west line of said Ballinger's Park, a distance of fifty-six and 85/100 (56.85) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 24° 03' 41" East, along the last described line, a distance of 41.71 feet to the Northwest corner of said Ballinger's Park; thence, west a distance of 61.19 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office; thence, South 39° 47' 57" West, along said State property line, a distance 49.58 feet to a point; thence, East, a distance of 75.91 feet to the place of beginning, containing .060 acre of land, more or less, subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, on file in the Engineer's Office.
Last Transfer: Deed Record Volume 288 , Page 598.

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 Gordon M. McKinney

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

Subject to all conditions, restrictions, limitations, easements, and rights-of-way imposed thereon, including those found in Deed Volume 284, Page 489 which relate to water and sewer easements and assessments. Grantor and Grantees herein agree that real estate taxes and assessments are to be pro rated between them to the day of closing.

Grantees, their heirs and assigns, agree to pay an annual water assessment to William Goodwin, his heirs or assigns as is set out in Deed Volume 284, Page 489.

In Witness Whereof, the said Gordon M. McKinney

~~and~~ ~~hereby release~~ ~~right and expectancy of dower in said premises, ha~~ ~~s~~ ~~who~~
 hereunto set his hand, this 10th day of June,
 in the year A. D. nineteen hundred and eighty-nine (1989).
 Signed and acknowledged in presence of us:

Michael Sacher
 Michael Sacher Witness

Gordon M. McKinney
 Gordon M. McKinney

Gerald E. Davis
 Gerald E. Davis Witness

State of Ohio, Mercer County, ss.

On this 10th day of June A. D. 1989, before me, a Notary
 in and for said County, personally came Gordon M. McKinney

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

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

APPROVED

JUN 16 1989

MERCER COUNTY
 TAX MAP DEPARTMENT

State of

BY

J. F. E.

County, ss.

On this day of
 in and for said County, personally came

A. D. 19, before me, a

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.

~~Exemption paragraph, conveyance fee 30.10~~
 The Grantor and Grantee of this deed have
 complied with the provisions of Sec.
 319,202 Roger A. Schwiebertman, Mercer
 County Auditor.

Deputy Aud.

Data

This instrument prepared by Michael Sacher, Attorney at Law

110 West Market Street
 Celina, Ohio 45822

Without the search of the title, by said Attorney.

Warranty Deed
 21884

TO

Transferred
TRANSFERRED
 19

JUN 16 1989
 COUNTY AUDITOR
 ROGER A. SCHWIEBERTMAN
 COUNTY AUDITOR
 MERCER COUNTY, OHIO

PRESENTED FOR RECORD
 On the 16 day of June 1989
 at 3:08 PM
 recorded June 19 1989
 in Mercer Co., Ohio, Record of

Patricia E. Gots
 RECORDER - MERCER CO., OHIO
 Fee \$10.00
 Vol 310 pg. 371-2
 LAW OFFICES
 JOHN W. SACHER
 110 WEST MARKET STREET
 CELINA, OHIO 45822