



# Know all Persons by These Presents

**That,** Ilo L. Gunther, an unmarried woman, by and through Ilo Jean Gilmore, her Attorney-in-Fact, pursuant to written Power of Attorney recorded in Volume 4, Page 196, Mercer County Recorder's Records of Power of Attorneys,

the Grantor, ~~who by claim~~ ~~XXXXXX~~ ~~by or through~~

~~Instrument recorded in Volume XXXXXX Page X~~

~~County Recorder's Office~~ for the consideration of One Dollar (\$1.00) and other good and valuable consideration----- received to her full satisfaction of

Joseph H. Drake and  
Carolyn A. Drake,

the Grantees, whose TAX MAILING ADDRESS will be

5128 Grove Avenue  
Celina, OH 45822

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee s, ~~their~~ <sup>does</sup>  
heirs and assigns, the following described premises, situated in the TOWNSHIP  
of FRANKLIN, County of MERCER, and State of Ohio:

## TRACT NO. 1:

Being Lots Number Twenty (20) and Twenty-one (21) of DORSTEN'S ADDITION as the same appear upon the recorded plat thereof in Franklin Township, Mercer County, Ohio, and of record in Plat Book 4, Page 62 of the Mercer County, Ohio, Records of Plats, subject to all easements, restrictions and reservations of record, together with all water well rights.

## TRACT NO. 2:

Being a parcel of real estate out of the North half of the Southwest quarter of Section 20, Town 6 South, Range 3 East, and more particularly described as follows:

Beginning at a point that is 891 feet West of the Southeast corner of the North half of the Southwest quarter, said point being 891 feet West of State Route 703 as the place of beginning; thence North 100 feet on and along the East line of grantees' property to a point; thence East 75 feet to a point; thence South 100 feet to the South line of the North half of the Southwest quarter of Section 20 aforesaid; thence West 75 feet to the place of beginning, and containing 0.17 of an acre of land, more or less, subject to all easements, restrictions and reservations of record.

The Last Transfers of Record appear in Deed Volume 163, Page 542, Deed Volume 171, Page 235, Deed Volume 191, Page 7, and Deed Volume 242, Page 805, Deed Records, Mercer County Recorder's Office.

Grantor hereby assumes and agrees to pay the January, 1990, installment of real estate taxes and assessments. Grantees hereby assume and agree to pay the July, 1990, and thereafter installments of real estate taxes and assessments.

~~Seal of the Recorder, Conveyance Fee~~ 37.00  
The Grantor and Grantee of this deed have  
appeared with me, and have acknowledged the  
execution of this deed before me, a Notary Public,  
in and for the County of Mercer, Ohio.

Deputy Aud.

Date

OCT 27 1989

MERCER COUNTY

TOLSON

KAE

be the same more or less, but subject to all legal highways.

23575

# Mortgage Deed

Ilo L. Gunther, an unmarried woman, by Ilo Jean Gilmore, her Attorney-in-Fact

TO

Joseph H. Drake and Carolyn A. Drake  
5128 Grove Avenue  
Celina, OH 45822

Transferred **TRANSFERRED** 19

**OCT. 27 1989**

ROGER A. SCHWIETEMAN  
COUNTY AUDITOR  
STATE OF OHIO

COUNTY OF W Mercer SS

RECEIVED FOR RECORD ON THE

27 day of October 1989  
at 3:05 o'clock P.M.  
and RECORDED October 30 1989 in  
DEED BOOK 311 PAGE 670-71

Patricia E. Grote sub  
COUNTY RECORDER

RECORDERS FEE \$ 10.00

Knapke & Ingraham

Attorneys at Law

115 N. Walnut Street P. O. Box 504

Celina, Ohio 45822

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.  
And I, Ilo L. Gunther, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensealing of these presents, I am 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

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

~~And for valuable consideration~~

~~And forever quitclaim unto the said Grantee s, their heirs and assigns, all right and expectancy of Power in the above described premises~~

**In Witness Whereof,** I have hereunto set my hand, the 19th day of October, in the year of our Lord one thousand nine hundred and eighty-nine (1989).

Signed and acknowledged in presence of

Murph Knapke  
Witness Murph Knapke

Shelly J. Kuhn  
Witness Shelly J. Kuhn

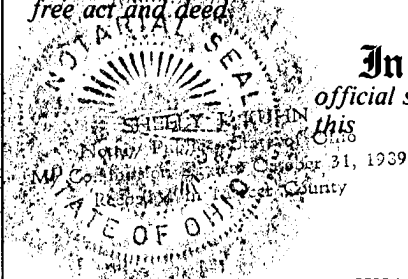
Ilo Jean Gilmore  
Ilo L. Gunther, by Ilo Jean Gilmore, her Attorney-in-Fact pursuant to written Power of Attorney of record in Volume 4, Page 196, Mercer County Recorder's Records of Power of Attorneys

**State of Ohio**

ss. Before me, as notary public in and for said County and State, personally appeared the above named Ilo L. Gunther, an unmarried woman, by and through Ilo Jean Gilmore, her Attorney-in-Fact, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

**In Testimony Whereof**

I have hereunto set my hand and official seal, at Celina, Mercer County, Ohio, this 19th day of October, A. D. 19 89.



Shelly J. Kuhn  
Notary Public for Ohio  
My Commission: Expires 10/31/89

This instrument prepared by KNAPKE & INGRAHAM, ATTORNEYS AT LAW, CELINA, OHIO