



Know all Men by these Presents

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That James P. McDonough and Helen J. McDonough, husband and wife,

of Mercer County, Ohio,
in consideration of One Dollar and Other Valuable Consideration -----

to them in hand paid by John Nichols and Norma Nichols,
whose address is 1759 Rockford West Road, Rockford, OH 45882,
do hereby Grant, Bargain, Sell and Convey
to the said John Nichols and Norma Nichols, their

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

Being a parcel out of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section Fifteen (15), said point being defined by a spike found at the intersection of the centerlines of the Rockford-West Road and the Hill Road; thence North $00^{\circ} 17' 00''$ East, along the centerline of the Hill Road, also being the half section line of Section Fifteen (15), One Hundred Eighty-five (185.00) feet to an iron pin found as the place of beginning; thence continuing North $00^{\circ} 17' 00''$ East, along the half section line, Ninety-seven and Thirty-five Hundredths (97.35) feet, to a spike set; thence East Three Hundred Eight and Fifty-one Hundredths (308.51) feet to an iron pin set and passing thru an iron pin set at Twenty (20.00) feet; thence South $00^{\circ} 17' 00''$ West, Ninety-seven and Thirty-five Hundredths (97.35) feet to a spike found; thence West, Three Hundred Eight and Fifty-one Hundredths (308.51) feet to the place of beginning.

The afore described tract contains Six Hundred Eighty-nine Thousandths (0.689) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 259, Page 901, and is shown on a plat of survey filed with the Mercer County Engineer.

The transfer of this parcel is to increase the present Grantees Lot size only and not for the creation of additional building sites.

All bearings for this survey description were turned from the half section line, also being the centerline of the Rockford West Road, having an assumed bearing of East-West.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Grantors herein assume and agree to pay the July, 1991 installment of real estate taxes and assessments hereon and the Grantees all taxes and assessments thereafter.

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and all the Estate, Right, Title and Interest of the said grantors 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

James P. McDonough and Helen J. McDonough,

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that they will Defend the same against all lawful claims of all persons whomsoever., except for taxes and assessments beginning with the January, 1992 installment hereon and thereafter.

Exemption paragraph, conveyance Fee 1.20 ENG. MAP #: 001-1500-00-012.00 (7)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

200
Deputy Aud.

8-1-91
Date

APPROVED

AUG 1 1991

MERCER COUNTY
TAX MAP DEPARTMENT
BY KAE

31506
Warranty Deed

James P. McDonough and Helen
J. McDonough, husband and
wife,

TO

John Nichols and
Norma Nichols,
1759 Rockford West Road
Rockford, OH 45882

Transferred _____ 19____

AUG 1 1991

COUNTY AUDITOR

ROGER A. SCHWIERMAN

COUNTY AUDITOR

MERCER COUNTY, OHIO

PRESENTED FOR RECORD

In the 1 day of Aug. 1991

at 8:49 o'clock P.M.

recorded Aug. 2 1991

In Mercer Co., Ohio, Record of _____

Deeds

Patricia E. Grate

RECORDER - MERCER CO., OH

Fee \$10.00

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LAW OFFICES

PURDY, LAMMERS & SCHIAVONE

113 EAST MARKET ST.

CELINA, OHIO 45822

In Witness Whereof, the said James P. McDonough

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and Helen J. McDonough, who
hereby release their right and expectancy of dower in said premises, have
hereunto set their hands, this 6th day of July,
in the year A. D. nineteen hundred and ninety-one (1991).

Signed and acknowledged in presence of us:

Don M. Purdy
Don M. Purdy

James P. McDonough
James P. McDonough

Diane D. Griesdorn
Diane D. Griesdorn

Helen J. McDonough
Helen J. McDonough

State of Ohio, Mercer County, ss.

On this 6th day of July, A. D. 1991, before me, a Notary Public
in and for said County, personally came James P. McDonough and Helen J.
McDonough, husband and wife,

acknowledged the signing thereof to be their voluntary act and deed, and
the grantors in the foregoing deed, and

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



DON M. PURDY, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

Don M. Purdy
Notary Public, State of Ohio.

State of _____ County, ss.

On this _____ day of _____ A. D. 19____, before me, a
in and for said County, personally came _____

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.

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS., CELINA, OHIO.