



## OHIO WARRANTY DEED

VOL 319 PAGE 436

## KNOW ALL PERSONS BY THESE PRESENTS

That, Karl R. Feller, an unmarried man,

the Grantor, who claims title by or through instrument recorded in VOLUME 292, PAGE 806, VOLUME 307, PAGE 652, and VOLUME 307, PAGE 811, Mercer County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to his full satisfaction of

*mail*

Gabriel O. Duffy and Susan R. Duffy

the Grantees, whose TAX MAILING ADDRESS will be

1228 Frahm Pike, Celina, Ohio,

does GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, their heirs and assigns, the following described premises, situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:

Being Lot Number Six (6) in Montezuma Acres West Subdivision as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 83, and subject to the Covenants and Restrictions as set forth in Miscellaneous Volume 8, Pages 173 through 176, and the Declaration of Covenants, Conditions and Restrictions set forth in Miscellaneous Volume 8, Pages 182 through 189, all of said records being in the Mercer County Recorder's Office, and further subject to all other conditions, restrictions, and reservations of record.

Taxes are prorated to day of closing.

ENG. MAP #: 025-1742-02-003.00-02

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 Grantees, their heirs and assigns forever.

And Karl R. Feller, an unmarried man, the said Grantor, does for himself and his heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, he is well seized of the above-described premises, as a good and indefeasible estate in FEE SIMPLE, and has 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 he will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

*Recorded*

DEC 17 1991

MERCER COUNTY  
TAX MAP DEPARTMENTBY *J. F. E.*

And for valuable consideration,  
 does hereby remise, release, and forever quitclaim unto the  
 said Grantee, his heirs and assigns, all his right and expectancy  
 of DOWER in the above described premises.

IN WITNESS WHEREOF, I have hereunto set my hand, the 10 day of  
 December, in the year of our Lord One Thousand Nine Hundred and Ninety-  
 one (1991).

Signed and acknowledged in  
 the presence of:

Carolyn S. Hamblin  
 Witness CAROLYN S. HAMBLIN

Karl R. Feller  
 KARL R. FELLER

Sue Lovins  
 Witness SUE LOVINS

STATE OF OHIO

COUNTY OF Butler

Before me, as Notary Public in and for said County and State,  
 personally appeared the above-named Karl R. Feller, an unmarried man,  
 who acknowledged that he did sign the foregoing instrument and that the  
 same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official  
 seal, at Celina, Ohio, this 10 day of December, A.D. 1991.

Sue Lovins  
 Notary Public for the State of Ohio.  
 My Commission Expires:

This Instrument Prepared by:

KNAPKE LAW OFFICE  
 115 North Walnut Street  
 Post Office Box 504  
 Celina, Ohio 45822  
 (419) 586-6444

Exemption paragraph, conveyance fee 3.00  
 The Grantor and Grantee of this deed have  
 complied with the provisions of R.C. Sec.  
 319.202. Roger A. Schwieterman, Mercer  
 County Auditor.

LHC  
 Deputy Aud

12-19-91  
 Date

SUE LOVINS, Notary Public  
 In and for the State of Ohio  
 My Commission Expires July 4, 1992

TRANSFERRED

DEC 19 1991

ROGER A. SCHWIETERMAN  
 COUNTY AUDITOR  
 MERCER COUNTY, OHIO

33405

PRESENTED FOR RECORD  
 On the 19 day of Dec. 1991  
 at 3:22 o'clock P.M.  
 recorded Dec. 20 1991  
 In Mercer Co., Ohio, Record of

Deeds  
 Patricia E. Groat dmh  
 CLERK - MERCER CO., OHIO

Fee \$10.00  
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