



VOL 320 PAGE 24

Know All Men by These Presents

That Nicholas L. Kahlig and Carol A. Kahlig, husband and wife

of Mercer

County, Ohio,

in consideration of one dollar and other good and valuable considerations

to them in hand paid by Daniel G. Bruns and Martha A. Bruns

whose address is 4883 St. Anthony Road, Celina, OH 45822

do hereby **Grant, Bargain Sell and Convey**

to the said Daniel G. Bruns and Martha A. Bruns

their heirs

DW and assigns forever, the following described **Real Estate**,⁽¹⁾

Being a parcel in the southeast quarter, Section 15, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and also being Lot No. 5A as shown on a plat of survey filed with the Mercer County Engineer, and more particularly described as follows:

Commencing at the south east corner of Section 15, Butler Township, said corner being defined by an iron pin found at the intersection of the centerlines of the Fleetfoot Road and the St. Anthony Road,

Thence south 89 degrees 15 minutes 18 seconds west, along the south line of Section 15, also being the centerline of the St. Anthony Road, one thousand two (1002.00) feet to a railroad spike set as the place of beginning,

Thence continuing south 89 degrees 15 minutes 18 seconds west, along the south line of Section 15, sixty-eight (68.00) feet to a spike found on the center of a structure over an open ditch,

Thence along the center of the open ditch north 06 degrees 40 minutes 22 seconds west, ninety-eight and eighty-eight hundredths (98.88) feet to a point,

Thence north 35 degrees 56 minutes 14 seconds west, one hundred twenty-four and thirty-five hundredths (124.35) feet to a point,

Thence north 22 degrees 48 minutes 01 seconds west, one hundred forty-five and seventy-one hundredths (145.71) feet to a point,

Thence north 89 degrees 15 minutes 18 seconds east, two hundred four and fifty-nine hundredths (204.59) feet to an iron pin set, and passing thru an iron pin set at ninety-nine and fifty-nine hundredths (99.59) feet,

Thence south 06 degrees 44 minutes 42 seconds east, three hundred thirty-five and two hundredths (335.02) feet to the place of beginning and passing thru an iron pin found at three hundred five and two hundredths (305.02) feet.

The afore described parcel contains nine hundred eighty-one thousandths (0.981) acres, more or less, subject to all roadways and easements of record, is part of the lands described in deed volume 267, page 63, and is Lot No. 5A the same as shown on a plat of survey filed with the Mercer County Engineer.

The grantees acknowledge that the purchase of this parcel is for the purpose of increasing the area of their existing lot and cannot be utilized for additional building purposes. The grantors have dedicated additional land north of and adjacent to the existing right of way of the St. Anthony Road to create a thirty (30.00) feet right of way along this parcel.
(Continued on reverse)

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 ,

Daniel G. Bruns and Martha A. Bruns, their

heirs and assigns forever. And the said Nicholas L. Kahlig and Carol A. Kahlig

do hereby **Covenant and Warranty** 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.

APPROVED

FEB 28 1992

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. F. E.

**EXEMPT FROM MINOR
SUBDIVISION REGULATIONS**

ENG. MAP #: 002-1500-00-005.01(1)

Exemption paragraph, conveyance Fee 0.21
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

E. M.
Deputy Aud.

2-28-92
Date

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

In Witness Whereof, the said

Nicholas L. Kahlig and Carol A. Kahlig, VOL
husband and wife

320 PAGE 25

XXX

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 18th day of February, in the year A. D. nineteen hundred and Ninety-Two (1992).

Signed and acknowledged in presence of us:

Julie M. Heyne
Witness

[Signature]
Witness

Nicholas L. Kahlig
Nicholas L. Kahlig

Carol A. Kahlig
Carol A. Kahlig

State of Ohio,

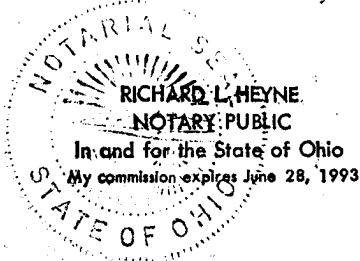
Mercer

County, ss.

On this 18th day of February, 1992, before me, a Notary Public
in and for said County, personally came Nicholas L. Kahlig and Carol A. Kahlig,
husband and wife

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

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



[Signature]

Notary Public - State of Ohio

This instrument was prepared by

David Wm. Bruns
Attorney at Law
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

(Continuation)

All bearings for this survey description were turned from the south line of Section 15, established as South 89 degrees 15 minutes 18 seconds west, on previous survey.

This survey description was prepared by Roy F. Thompson Jr., Reg. Sur. 5379.

Grantees agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 1992, and thereafter.

Mail
Randy Evans Real Estate
104 W. W. Main
Coldwater, OH

34576
Warranty Deed

From

Nicholas L. Kahlig and
Carol A. Kahlig

To

Daniel G. Bruns and
Martha A. Bruns

Transferred
TRANSFERRED

FEB 28 1992
County Auditor

ROGER A. SCHWIETEMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 28 day of Feb 19 92
at 2:43 o'clock P. M.
recorded March 23 92
in Mercer Co., Ohio, Record of

Deeds
Patricia E. Gotsch
"ORDER - MERCER CO., OH."
Fee \$10.00
Vol. 320 pg. 24-25