



Know all Men by these Presents

VOL 321 PAGE 92

That BYRON L. POOR, a single unmarried man

of MERCER County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to JOANN L. WILKINS

whose tax mailing address is 8417 Celina-Mendon Rd., Celina, Ohio 45822

the following real property:

Situated in the County of Mercer in the State of Ohio and in the Township of Center

Being part of the South side of the South half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Town Five (5) South, Range Three (3) East, of Center Township of Mercer County, Ohio, and more definitely described as follows:

Beginning at the South quarter post of Section Seventeen (17) (where the South line of Section 17 intersects with the centerline of Celina-Mendon Road); thence South 89° 52' 30" West along the South line of Section Seventeen (17) a distance of Four Hundred Twenty-five (425) feet to a point in the approximate center of Green Ditch Number 253; thence in a Northerly direction following the meanderings of said ditch to a point on the grantor's North property line; thence North 89° 52' 30" East a distance of Four Hundred Sixty-five (465) feet to a point in the centerline of the Celina-Mendon Road; thence South 0° 20' East along the centerline of the Celina-Mendon Road a distance of Five Hundred Fourteen (514) feet to the South Quarter Post of Section 17, the place of beginning, containing 5.25 acres more or less, subject to all legal highways. LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY: Situated in the Township of Center, County of Mercer, and State of Ohio, bounded and described as follows:

Being a parcel of land situated in Center Township, Mercer County, - Ohio, in the Southwest quarter of Section 17, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the Southeast corner of said Southwest quarter of Section 17; thence, North 00° 20' West, along the East line of said Southwest quarter of Section 17 and the centerline of Celina-Mendon Road, a distance of two hundred thirty-eight and 98/100 (238.98) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument. Thence, continuing North 00° 20' West, along the last described line, a distance of two hundred seventy-five and 05/100 (275.05) feet to a railroad spike; thence, South 89° 52' 30" West, a distance of four hundred sixty-five (465.00) feet to a point in an open ditch; thence, South 21° 30' East, a distance of fifty-five and 78/100 (55.78) feet to a point in said open ditch; thence, South 02° 47' 37" East, a distance of two hundred twenty-three and 34/100 (223.34) feet to a point in said open ditch; thence, North 89° 52' 30" East, a distance of four hundred thirty-five and 27/100 (435.27) feet to the place of beginning.

Containing 2.796 acres of land, more or less

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor NO. 5372, dated August, 1980, on file in the County Engineer's Office. Said property was previously conveyed to George E. Hanna and Oddy E. Hanna by deed recorded in v. 281 page 779 of the Deed Records of Mercer County, Ohio.

Grantee hereby agrees to pay the real estate taxes and assessments due and payable hereon.

Exemption paragraph, conveyance fee
The Grantor and Grantee of this deed have
complied with the provisions of sec.
519.702 Roger A. Schwietzman, Mercer
County Auditor.

E. M.
Deputy Aud.

6-12-92
Date

APPROVED

JUN 12 1992

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. S. E.

ENG. MAP #: 003-1700-00-012-00(1)

36709
Warranty Deed

BYRON L. POOR

TO

JOANN L. WILKINS

Transferred

TRANSFERRED

JUN 12 1992

AUDITOR

ROGER A. SCHWARTZMAN
COUNTY AUDITOR
MERCER COUNTY

PRESENTED FOR RECORD

On the 12 day of June 1992

at 1233 about 7 P.M.

recorded June 15 1992

in Mercer Co., Ohio, Record of

Books

Patricia E. Quate and

ORDER - MERCER CO.

Fee \$ 10.00

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Prior Instrument Reference: Volume 257 , Page 101 of Deed Records Mercer County, Ohio
~~in testimony of the grantor's right of dower~~
therein.

Witness his hand this 3rd day of JUNE

19 92 .

Signed and acknowledged in presence of

WITNESS- DONNA M. POST

BYRON L. POOR

Veronica E. Post
WITNESS- VERONICA E. POST

State of Ohio, } ss. Before me, a NOTARY PUBLIC
MERCER County, } in and for said County and State, personally appeared the above named
BYRON L. POOR, Grantor

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 3rd day of JUNE
A. D. 19 92

Veronica E. Post
Veronica E. Post
Notary Public - State of Ohio

My commission expires September 1, 1992

State of } ss. Before me, a
County, } in and for said County and State, personally appeared the above
named

who acknowledged that did sign the foregoing instrument and that the same is
free act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at
this day of
A. D. 19

This instrument prepared by Donna M. Post, Attorney at Law
Celina, Ohio 45822