



Know All Men by These Presents

IL 321 PAGE 962

That Elmer G. Dorsten and Laura M. Dorsten, husband and wife, and
 James E. Dorsten, an unmarried man
 of Mercer County, Ohio,
 in consideration of one dollar and other good and valuable considerations
 to them in hand paid by Charles A. Froning and Ronald L. Thees
 whose address is 210 West Butler Street, Coldwater, OH 45828
 do hereby **Grant, Bargain Sell and Convey**
 to the said Charles A. Froning and Ronald L. Thees

their heirs

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

Being a tract of land located in the Northeast quarter of the Southeast quarter of Section
 28, Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, County
 of Mercer, State of Ohio, and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the said
 Section 28, Butler Township, thence West along the E-W half section line of Section 28, a
 distance of 544.00 feet, thence South parallel to the East line of Section 28, a distance of
 25.00 feet to the place of beginning; thence continuing South, parallel to the East line of
 Section 28, a distance of 150.00 feet; thence East parallel to the E-W half section line, a
 distance of 104.00 feet; thence South, parallel to the East line of Section 28, a distance of
 341.92 feet; thence South 64° and 31' West, a distance of 166.97 feet; thence West, parallel
 to the E-W half section line, a distance of 28.87 feet; thence North parallel to the East line
 of Section 28, a distance of 563.76 feet; thence East, parallel to the E-W half section line,
 a distance of 75.00 feet to the place of beginning. Area described above contained 1.005 acres
 of land.

Last Transfer: Volume 301, Page 898, Deed Records of Mercer County, Ohio.

ALSO: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler
 Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 Acre Tract
 as described in Mercer County Deed Records Volume 302, Page 481 and being more particularly
 described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

thence North 89° 23' 37" West 544.00 feet along the north line of said Quarter, said north line
 also being the centerline of Butler Street to a point;

thence South 00° 29' 30" West 25.00 feet to an iron pin on the south right-of-way of said Butler
 Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence South 89° 23' 37" East 50.00 feet along said south right-of-way to an iron pin at the **
 and all the **Estate, Right, Title and Interest** of the said grantor s in and to said premises; **To have and**
to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees ,

Charles A. Froning and Ronald L. Thees, their

heirs and assigns forever. And the said Elmer G. Dorsten, Laura M. Dorsten, and James E. Dorsten

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unin-**
cumbered, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

**description continued on attachment

ENG. MAP #: 002-2841-01-003.01-05
 002-2841-01-004-00-05

APPROVED

SEP 16 1992

MERCER COUNTY
 TAX MAP DEPARTMENT

BY ITEB

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

northeast corner of said 0.172 acre tract;

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thence South 00° 29' 30" West 150.00 feet along the east line of said 0.172 acre tract to an iron pin;

thence North 89° 23' 37" West 50.00 feet along the north line of the 1.835 acre tract as described in Deed Volume 301, Page 898 to an iron pin;

thence North 00° 29' 30" East 150.00 feet along the east line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

Last Transfer: Volume 311, Page 556, Deed Records of Mercer County, Ohio.

LESS AND EXCEPT: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 1.835 Acre Tract as described in Mercer County Deed Records Volume 301, Page 898, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

thence North 89° 23' 37" West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

thence South 00° 29' 30" West 175.00 feet along the east line of said 1.835 acre tract to an iron pin;

thence South 89° 23' 37" East 50.00 feet along the south line of a 0.172 acre tract as described in Deed Volume 302, Page 481 to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

thence continuing North 89° 23' 37" East 54.00 feet along the south line of a 0.186 acre tract as described in Deed Volume 302, Page 481 to an iron pin;

thence South 00° 29' 30" West 140.00 feet along the west line of a 1.054 acre tract as described in Volume 302, Page 481 to an iron pin;

thence North 89° 23' 37" West 54.00 feet to a point;

thence North 00° 29' 30" East 140.00 feet passing thru an iron pin at 5.00 feet to the point of beginning containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

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

In Witness Whereof, the said Elmer G. Dorsten and Laura M. Dorsten, husband and wife and James E. Dorsten, an unmarried man hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 8 day of September in the year A. D. nineteen hundred and Ninety-Two (1992).

VOL 321 PAGE 964 who

Signed and acknowledged in presence of us:

Witness Dorothy Harlamert

Witness Ralph H. Harlamert

Elmer G. Dorsten

Laura M. Dorsten

James E. Dorsten

State of Ohio, Mercer County, ss.

On this 8 day of September, 1992, before me, a Notary Public in and for said County, personally came Elmer G. Dorsten and Laura M. Dorsten, husband and wife, and James E. Dorsten, an unmarried man 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.

Exemption paragraph, conveyance Fee /30.00
The Grantor and Grantee of this deed have complied with the provisions of Sec. 319.202 Roger A. Schwieterman, Mercer County Auditor.

E. M. 9-16-92
Deputy Aud. Date

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 Attorney Reg. #0002539

DAVID W. BRUNS
Notary Public - State of Ohio
Commission expires 8th day of September, 1995
Recorded in Mercer County

38153
Warranty Deed

From

Elmer G. Dorsten,
Laura M. Dorsten, and
James E. Dorsten

To

Ronald L. Thees and
Charles A. Froning

Transferred

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TRANSFERRED

SEP 16 1992

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 16 day of September 1992
at 3:27 o'clock P. M.
recorded Sept 17 1992
In Mercer Co., Ohio, Record of Deeds

Patricia E. Grate and
ORDER - MERCER, CO.
Fee \$ 12.00

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