

VOL 322 PAGE 187

CASE NO. 23289-91 **DOCKET** 35 **PAGE**

NO. -1-

Name	Residence Address	Interest in Real Estate So Passing
DONALD E. HEPPEARD	8331 DENNY ROAD CELINA, OHIO 45822	ONE-THIRD (1/3) DECEDENT'S INTEREST
LARRY W. HEPPEARD	7482 BOGART ROAD CELINA, OHIO 45822	ONE-THIRD (1/3) DECEDENT'S INTEREST
JOYCE FRIDAY	606 NORTH MAPLE STREET CELINA, OHIO 45822	ONE-THIRD (1/3) DECEDENT'S INTEREST

THE REAL ESTATE, THE TRANSFER OF WHICH IS MEMORIALIZED BY THIS CERTIFICATE, IS DESCRIBED AS FOLLOWS [DESCRIBE BELOW, USING EXTRA SHEETS, IF NECESSARY. IF DECEDENT'S INTEREST WAS A FRACTIONAL SHARE, BE SURE TO SO STATE].

BEING AN UNDIVIDED TWO-THIRDS (2/3) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, to-wit:

SITUATED IN THE TOWNSHIP OF CENTER, COUNTY OF MERCER, AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Town Five (5) South, Range Three (3) East, containing Forty (40) acres of land, more or less.

ALSO: The South One-half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4) in Center Township, Mercer County, Ohio, LESS AND EXCEPT One (1) acre of uniform length and width; being the Southwest corner of the South One-half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 4, Town 5 South, Range 3 East, Center Township. And being further described as follows: Commencing at the Southwest corner of the East One-half (1/2) of the Southeast Quarter (1/4) of South Section 4, Town 5 South, Range 3 East. Thence East 16 rods, thence North 10 rods, thence West 16 rods, thence South 10 rods to the place of beginning, in Center Township, Mercer County, Ohio, leaving Nineteen (19) acres, more or less, in this tract.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:
Being a parcel out of the Southeast Quarter of Section 4, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southeast corner of Section 4, Town 5 South, Range 3 East, Center Township, said corner being defined by a nail and shinner found at the intersection of the centerlines of the Bogart Road and the Rice Road,

Thence West on and along the South line of Section 4, also being the centerline of the Bogart Road, Three Hundred Thirty (330.00) feet to a nail set,

Thence, North 00°43'40" West, Three Hundred Thirty and Eleven Hundredths (330.11) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet,

Thence South 89°59'00" East, Three Hundred Thirty (330.00) feet to a nail set on the East line of Section 4, also being the centerline of the Rice Road, and passing thru an iron pin set at Three Hundred (300.00) feet,

Thence, South 00°43'30" East, on and along the East line of Section 4, and also being the centerline of the Rice Road Three Hundred Thirty (330.00) feet to the place of beginning.

388-12

The afore-described tract contains Two and Five Hundred Thousandths (2.500) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 140, Page 626, and Volume 281, Page 760, and is shown on a plat of survey filed with the Mercer County Engineer.

By virtue of this subdivision the Grantees hereby dedicate additional land adjacent to the existing right-of-ways of the Bogart Road and the Rice Road to create a Thirty (30.00) foot right-of-way along this parcel.

All bearings for this description were turned from the South line of Section 4, also being the centerline of the Bogart Road assumed as East-West.

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

Containing in all herein Fifty-six and Fifty Hundredths (56.50) acres of land, more or less, subject to all legal highways and easements of record.

LAST TRANSFERS of record appear in Volume 140, Page 626, and Volume 281, Page 760 of the Deed Records, Mercer County, Ohio, Recorder's Office.

APPROVED

OCT 13 1992

MERCER COUNTY
TAX MAP DEPARTMENT
BY VCE

ENG. MAP #: 003-0400-00-014.00
003-0300-00-013.00

OCTOBER 13, 1992

Date Issued

/S/ MARK V. KLOSTERMAN

Mark V. Klosterman, Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

OCTOBER 13, 1992

Date

Anita K. Rutledge
Deputy Clerk

38561

Exemption paragraph, conveyance fee ln
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
19,202 Roger A. Schwieterman, Mercer
County Auditor.

E.M.
Deputy Aud.

10-13-92
Date

PRESENTED FOR RECORD
On the 13 day of Oct 1992
at 11:08 o'clock A.M.
recorded Oct. 14 1992
in Mercer Co., Ohio, Record of
Deeds

Patrick E. Gresh
RECORDER - MERCER CO.

TRANSFERRED

OCT 13 1992

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY

Free 1/2
Vol. 322 pg. 187-9