

Know all Men by these Presents

VOL 323 PAGE 148

That Douglas L. Matthews and Susan R. Matthews, husband and wife,

in consideration of One Dollar and Other Valuable Considerations -----

to them *paid by* Gregory L. Rhodes and Julie M. Rhodes,

Whose address is: 8552 Howick Road, Celina, OH 45822

the receipt whereof is hereby acknowledged, do *hereby* **Grant, Bargain,**
Sell and Convey *to the said* Gregory L. Rhodes and Julie M. Rhodes

their *heirs and assigns forever,*

Situated in the Township of Center, County of Mercer and State of Ohio and bounded and described as follows:

Being the North half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Five (5) South, Range Three (3) East and being more particularly described as follows: Commencing for reference at a corner stone at the Northwest corner of said Section Twenty-five (25); thence South $88^{\circ} 50'$ East, along the North line of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-five (25) and the centerline of Howick Road, a distance of Six Hundred Fifty-three and $\frac{35}{100}$ (653.35) feet to a railroad spike; thence South $01^{\circ} 42'$ West, a distance of Eight Hundred Thirty-three and $\frac{71}{100}$ (833.71) feet to a $\frac{5}{8}$ inch iron bar. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence South $3^{\circ} 24'$ West, a distance of Three Hundred Ninety-six and $\frac{43}{100}$ (396.43) feet to a $\frac{5}{8}$ inch iron bar; thence North $89^{\circ} 16' 30''$ West, a distance of Two Hundred Twenty (220.00) feet to a $\frac{5}{8}$ inch iron bar; thence North $03^{\circ} 24'$ East, a distance of Three Hundred Ninety-six and $\frac{43}{100}$ (396.43) feet to a $\frac{5}{8}$ inch iron bar; thence South $89^{\circ} 16' 30''$ East, a distance of Two Hundred Twenty (220.00) feet to the place of beginning.

Containing in all Two (2.00) acres of land, more or less.

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

The North line of the Northwest quarter ($\frac{1}{4}$) of Section Twenty-five (25) was assumed to bear South $88^{\circ} 30'$ East. All other bearings were calculated from angles turned.

Reserving to the Grantors herein and their heirs and assigns a right of way and easement on, over, across, in and through Twenty (20) feet of uniform width off the entire east side of the within described premises.

Providing Grantee assumes any and all obligation of and responsibility for, as well as liability, therefrom and thereto, Grantor grants to Grantee an easement to freely come and go over and across the following described property:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section

Twenty-five (25), Township Five (5) South, Range Three (3) East. Being more particularly described as follows: Commencing for reference at a corner stone at the Northwest corner of said Section Twenty-five; thence South 88° 30' East, along the North line of the Northwest quarter (1/4) of said Section Twenty-five (25) and the centerline of Howick Road, a distance of Six Hundred Thirty-seven and 35/100 (637.35) feet to a railroad spike. Said point being the place of beginning for the herein described easement; thence continuing South 88° 30' East, along the last described line, a distance of Sixteen (16.00) feet to a railroad spike; thence South 01° 42' West, a distance of Eight Hundred Thirty-three and 71/100 (833.71) feet to a 5/8 inch iron bar; thence North 89° 16' 30" West, a distance of Sixteen (16.00) feet to a point; thence North 01° 42' East, a distance of Eight Hundred Thirty-three and 92/100 (833.92) feet to the place of beginning, same to be maintained by Grantees.

Containing 0.306 of an acre of land, more or less.

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

Grantees herein agree and assume to pay the January, 1993, installment of taxes and assessments and all thereafter.

Last Transfer: Volume 314, Page 395

APPROVED

JAN 13 1993

MERCER COUNTY
TAX MAP DEPARTMENT

BY J.F.E.

ENG. MAP #: 003-2500-00-007-01(T)

and all the **Estate, Title and Interest** of the said Douglas L. Matthews and Susan R. Matthews,

*either in Law or in Equity of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof: **To have and to hold** the same to the only proper use of the said Gregory L. Rhodes and Julie M. Rhodes, their*

heirs, and assigns forever,

And the said Douglas L. Matthews and Susan R. Matthews

*for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said Gregory L. Rhodes and Julie M. Rhodes*

*that they are their heirs, and assigns, the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And Further,** That they do **Warrant and will Defend** the same against all claim or claims, of all persons whomsoever;*

Exemption paragraph, conveyance fee 1500
The Grantor and Grantee of this deed have
complied with the provisions of sec.
19,212 Roger A. Schwieterman, Mercer
County Auditor.

G.M.
Deputy Aud.

1-13-93
Date

TRANSFERRED

JAN 13 1993

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

VOL 323 PAGE 150

In Witness Whereof, The said Douglas L. Matthews and Susan R. Matthews

who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this _____ day of January in the year of our Lord one thousand nine hundred Ninety-three (1993).

Signed and acknowledged in presence of

Ruth Hoenie
Ruth Hoenie

Douglas L. Matthews
Douglas L. Matthews

Joseph M. Faller
Joseph M. Faller

Susan R. Matthews
Susan R. Matthews

State of Ohio, County of Mercer, ss.

Be it Remembered, That on this 8th day of January, in the year of our Lord one thousand nine hundred

Ninety-three (1993), before me, the subscriber, a notary public

in and for said county, personally came Douglas L. Matthews and Susan R. Matthews, husband and wife,

the grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

40253

PRESENTED FOR RECORD
On the 13 day of Jan 1993
at 3:13 o'clock P. M.
recorded Jan. 14 1993
In Mercer Co., Ohio, Record of Deeds

Patricia E. Grate Not

ORDER - MERCER, CO

Fee \$12.00

Vol. 323 pg. 148-50

In Testimony Whereof, I have heretofore subscribed

my name and affixed my official seal on the day and year last aforesaid.

Joseph M. Faller
Notary Public, State of Ohio



JOSEPH M. FALLER, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 3, 1994

This instrument prepared by James P. Hogan, Attorney at Law