



Know All Men By These Presents.

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That John W. Wilt and Genevieve R. Wilt, husband and wife,

, the Grantors ,
who claim title by or through instrument, recorded in Volume 297 , Page 473 ,
County Recorder's Office, for the divers good causes and considerations thereunto
moving, and especially for the sum of Forty-eight Thousand Five Hundred and
00/100-----Dollars (\$48,500.00)
received to their full satisfaction of Richard A. Murphy and Barbara J.
Murphy,

the Grantees,
whose TAX MAILING ADDRESS will be 5336 Behm Road, Celina, OH 45822
do

Give, Grant, Bargain, Sell and Convey unto the said Grantees,

a joint life estate with remainder over in fee simple to the survivor of them,
their heirs and assigns, the following described premises, situated in the
Township of Franklin , County of Mercer and State of Ohio;
to-wit:

Being a parcel of land situated in Franklin Township, Mercer County,
Ohio, in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of
Section Twenty-four (24), Township Six (6) South, Range Three (3)
East, being more particularly described as follows:

Beginning at the corner stone at the Northwest corner of said
Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section
Twenty-four (24); thence South $01^{\circ} 07' 51''$ West along the West line
of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the
centerline of Behm Road a distance of One Hundred Twenty-four and
Ninety-seven Hundredths (124.97) feet to a railroad spike; thence
South $87^{\circ} 30' 59''$ East a distance of Four Hundred Sixty-three and
Seventeen Hundredths (463.17) feet to a $\frac{5}{8}$ inch iron bar in the
property line of the State of Ohio; thence along said State of Ohio
property line, North $00^{\circ} 40' 06''$ West a distance of Ninety-four and
Ninety Hundredths (94.90) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar;
thence continuing along said State of Ohio property line, North 42°
 $44' 51''$ West a distance of Sixty-one and Seventy-six Hundredths
(61.76) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar in the North line
of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section
Twenty-four (24); thence North $89^{\circ} 20' 33''$ West along said North line
of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) a distance
of Four Hundred Seventeen and Twenty-six Hundredths (417.26) feet to
the place of beginning.

Containing One and Three Hundred Seventy-nine Thousandths (1.379)
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 September, 1979, and revised on
March 10, 1986, on file in the County Engineer's Office.

Grantors and Grantees herein agree and assume that taxes and
assessments shall be pro-rated to the date of closing herein.

APPROVED

'AUG 4 1993

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. R. E.

Exemption paragraph, conveyance Fee 4130

The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319,202 Roger A. Schwieterman, Mercer
County Auditor.

ADK
Deputy Aud.

8-4-93
Date

ENG. MAP #: 005-2400-00-01-09

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, heirs and assigns forever.

And the said Grantor s , for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor s are the true and lawful owners of said premises, and are well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances,

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and further, that said Grantor s will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration John W. Wilt and Genevieve R. Wilt, do hereby remise, release and forever quit-claim unto the said Grantees , their heirs and assigns, all their right and expectancy of Estate in the above described premises.

In Witness Whereof, We have hereunto set our hands , the 4th day of August , in the year of our Lord one thousand nine hundred and Ninety-three (1993).

Signed and acknowledged in presence of

James P. Hogan

John W. Wilt

Gayetta Hogan

Genevieve R. Wilt

State of Ohio } ss. Before me, a notary public Mercer County, } in and for said County and State, personally appeared the above named John W. Wilt and Genevieve R. Wilt, husband and wife,

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

In Testimony Whereof, I have hereunto set my hand and official seal, at Celina, Ohio, this 4th day of August A. D. 19 93.



James P. Hogan
Notary Public, State of Ohio

JAMES P. HOGAN, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147 03 ORC

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

43558
Warranty Deed

John W. Wilt and Genevieve R. Wilt

TO Lee E. Egan,
Richard A. Murphy and
Barbara J. Murphy

TRANSFERRED

Transferred AUG 4 1993

ROGER A. SCHWIETZMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO
STATE OF OHIO

COUNTY OF Mercer

RECEIVED FOR RECORD ON THE

4 day of August 19 93
at 2:55 o'clock P. M.

and RECORDED Aug. 4 19 93 in

DEED BOOK 324 PAGE 1037-38
Patricia E. Groat

RECORDERS FEE \$ 14.00

JAMES P. HOGAN
ATTORNEY AT LAW
118 NORTH MAIN STREET
P. O. BOX 24
CELINA, OHIO 45822