



VOL 325 PAGE 821

Know All Men by These Presents

That The Beckman and Gast Co. Inc., an Ohio Corporation
of Mercer County, Ohio,
in consideration of One Dollar (\$1.00) and other good and valuable consideration
to them in hand paid by Christopher H. May and Robin A. May
whose address is 151 W. Kremer-Hoying Road, St. Henry, Ohio 45883
do hereby **Grant, Bargain Sell and Convey**
to the said Christopher H. May and Robin A. May their heirs

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

Real estate situated in part in the Village of St. Henry, Granville Township, Mercer County, State of Ohio, and bounded and described as follows; to-wit:
Being part of the Southeast quarter of the southwest quarter of section 16, Town 7 South, Range 2 East and being more particularly described as follows:
Commencing at a P.K. nail marking the South quarter post of said section 16; thence South 90°00'00" West along the south section line and approximate centerline of Kremer-Hoying Road a distance of one hundred sixty-one and seventy-five hundredths feet (161.75') to a P.K. nail for the true point of beginning; thence continuing South 90°00'00" West along the said south section line and approximate centerline of Kremer-Hoying Road a distance of one hundred three and zero hundredths feet (103.00') to a P.K. nail marking the southeast corner of a 1.06 acre tract as described in deed volume 300 page 911 located in the Mercer County's Records Office; thence North 00°00'00" East along the east property line of said 1.06 acre tract a distance of one hundred eighty-five and zero hundredths feet (185.00') to an iron pin; thence North 90°00'00" East a distance of one hundred three and zero hundredths feet (103.00') to a chisel mark in concrete; thence South 00°00'00" West a distance of one hundred eighty-five and zero hundredths feet (185.00') to the true point of beginning containing 0.437 acres of land more or less of which 0.319 acres lies within the Village of St. Henry corporation limits.
Said tract being subject to all highways and any other easement or restriction of record.

Last Transfer: Volume 325, Page 373, Mercer County Deed Records.

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in January, 1994. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

Survey made by Eric C. Thomas, Registered Surveyor No. 7236 in September, 1993 is on file with the Mercer County Engineer's Office.

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees**,

Christopher H. May and Robin A. May
heirs and assigns forever. And the said The Beckman and Gast Co. Inc.

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

APPROVED

OCT 22 1993

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

Exemption paragraph, conveyance Fee \$160
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec. 19.202 Roger A. Schwieterman, Mercer County Auditor.

Deputy Aud

10-2292

Date

ENG. MAP #: 007-1400-00-025.01 (T)
021-1434-01-001.01-23

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

In Witness Whereof, the said Charles J. Bergman, President of The Beckman and Gast Co., Inc., an Ohio Corporation

XXXX

who

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 13th day of October, in the year A.D. nineteen hundred and ninety-three (1993).

THE BECKMAN AND GAST CO, INC., BY:

Signed and acknowledged in presence of us:

Donna Hess
Witness- Donna Hess

Randall K. Evers
Witness - Randall K. Evers

Charles J. Bergman
Charles J. Bergman, President

State of Ohio, Mercer County, ss.

On this 13th day of October, 1993, before me, a notary public in and for said County, personally came Charles J. Bergman, President of The Beckman and Gast Co., Inc., an Ohio Corporation the grantor 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.



Randall K. Evers
Notary Public

RANDALL EVERS, Notary Public
in and for the State of Ohio
My Commission Expires
Sept. 3, 1998

This instrument was prepared by Judy A. Koesters
Attorney at Law
420 South First Street
Coldwater, Ohio 45828
(419) 678-2378

44993
Warranty Deed

From
The Beckman and Gast Co. Inc.

To
Christopher H. May
Robin A. May

TRANSFERRED

Transferred 19

OCT 22 1993

County Auditor
ROGER A. SCHWARTZMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
The 22 day of October 1993
at 3:34 O'clock P.M.
Record of Deeds

Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$14.00

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J. H. Evers