

Know all Men by these Presents

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John Caulfield and Sylvia Caulfield, husband and wife, of Miami County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to Bernard Jacob and Nancy Jacob, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 226 S. Wayne, Piqua, Ohio 45356, the following real property:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

Situate in the Township of Franklin, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest quarter of the Southwest Quarter of Section Twenty* (20), Township Six (6) South, Range Three (3) East. Also being all of Lot Number 11 and part of Lots 12, 28 and 29 in Ballinger's Park, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the northwest corner of lot number 10 and Ballinger's Park; thence, South 24° 03' 41" west along the west line of said lot number 10, a distance of forty-three and 92/100 (43.92) feet to a 5/8 inch iron bar at the southwest corner of lot 10 and the northwest corner of lot 11, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, west, a distance of One Hundred and 07/100 (100.07) feet to a point in the property line of the State of Ohio, as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office; thence, south 01° 31' 54" east, along said State property line, a distance of thirteen and 14/100 (13.14) feet to a point; thence South 55° 42' 39" east, a distance of seventy-nine and 81/100 (79.81) feet to a 5/8 inch iron bar; thence, east, a distance of fifty-two and 10/100 (52.10) feet to a 5/8 inch iron bar; thence, North 67° 59' 44" east, a distance of twenty-nine and 36/100 (29.36) feet to a 5/8 inch iron bar; thence North 24° 03' 41" east, a distance of fifty-one and 59/100 (51.59) feet to a 5/8 inch iron bar; thence west along the north line of the aforementioned lot 11 and the extension thereof, a distance of sixty-six and 57/100 (66.57) feet to the place of beginning.

Containing 0.168 acre of land, more or less, subject to all easements, agreements, and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, and recorded in Plat Book 8, Page 150.

Last transfers of record appear in Volume 258, Page 77 and Leases and Agreements Volume 46, Page 151 for vacated street by agreement, of the Mercer County, Ohio, Recorder's Office.

No additional dwellings may be placed on the 0.168 acre parcel above. Premises is subject to all existing utilities and sewers and waterlines as presently located, with grantor reserving easements for these purposes if relocation is required, and for maintenance.

Subject, however, to taxes and assessments due and payable in December, 1994, and thereafter, all of which the grantees herein assume and agree to pay. The grantees also agree to accept the property subject to all

easements, restrictions and covenants of record.

Prior Instrument Reference: Volume 287, Page 315, of the Deed Records
of Mercer County, Ohio.

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John Caulfield and Sylvia Caulfield, husband and wife, hereby
release all rights of dower therein.

Witness their hands this 26th day of July, 1994.

SIGNED IN THE PRESENCE OF:

Jack E. Wright
Jack E. Wright
Victoria A. Bruns
Victoria A. Bruns

John Caulfield
John Caulfield
Sylvia Caulfield
Sylvia Caulfield

STATE OF OHIO, COUNTY OF MIAMI, SS:

Before me, a Notary Public in and for said County and State,
personally appeared John Caulfield and Sylvia Caulfield, husband and
wife, who acknowledged that they did sign the foregoing instrument and
that the same was their free act and deed.

Witness my official signature and seal this 26th day of July, 1994.

Victoria A. Bruns
Notary Public - State of Ohio
My Comm. Exp: 7-24-95

Notary Public - State of Ohio
My Commission Expires July 24, 1995
Recorded in Mercer County

THIS INSTRUMENT PREPARED BY: Paul P. Gutmann, of McCULLOCH, FELGER, FITE
& GUTMANN CO., L.P.A., Attorneys at Law, Piqua, Ohio.

APPROVED

JUL 29 1994

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

Exemption paragraph, conveyance fee 28.50
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

LLK
Deputy Aud

7-29-94
Date

ENG. MAP #: 005-2033-01-01B.00-09

49540

PRESENTED FOR RECORD
The 29 day July 1994
at 11:12 O'clock A M
Record of Deeds

Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$14.00

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Kraus

TO

TRANSFERRED

JUL 29 1994

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO
FORM 536 REV. 9/89

TUTTLE BLANK REGISTERED U. S. PAT. OFFICE
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