



VOL 331 PAGE 767

# Know all Persons by These Presents

That, Kathy A. Kimmel, a married woman

the Grantor, who claim stitle by or through  
instrument recorded in Volume 266, Page 791, Mercer  
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good  
and valuable considerations----- received to her full satisfaction of

Paul C. Mescher and Joan Mescher

the Grantee s, whose TAX MAILING ADDRESS will be

4724 U. S. Route 127, Celina, OH 45822

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, do es  
their heirs and assigns, the following described premises, situated in the TOWNSHIP  
of FRANKLIN, County of MERCER and State of Ohio:

Being Lot Number Two (2) in Meadow Acres  
Subdivision, as shown on the recorded  
plat thereof, in Section 30, Town 6 South,  
Range 3 East, as recorded in Plat Book 11,  
Page 4 and subject to all easements,  
restrictions and conditions of record as  
recorded in Miscellaneous Volume 5, Page  
685.

Grantor reserves a twenty-five (25) foot  
easement along the North end of Lot Number  
Two (2).

Grantees hereby assume and agree to pay  
the July, 1995, and thereafter, installments  
of real estate taxes and assessments thereon.

**APPROVED**

MAR 03 1995

MERCER COUNTY  
TAX MAP DEPARTMENT

*[Signature]*

~~Exemption paragraph~~, conveyance Fee *16.00*  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

*[Signature]* 3/3/95  
Deputy Aud. Date

ENG. MAP #: 005-3032-01-014-00-07

**TRANSFERRED**

MAR 03 1995

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

*[Handwritten notes]*

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And , Kathy A. Kimmel, a married woman the said Grantor , do for herself and her heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, she is well seized of the above described premises, as a good and indefeasible estate in **FREE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that she will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee s their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Thomas E. Kimmel, husband of Grantor

do es hereby remise, release and forever quitclaim unto the said Grantee s, their heirs and assigns, all his right and expectancy of **Bower** in the above described premises.

**In Witness Whereof**, We have hereunto set our hands, the 3rd day of March, in the year of our Lord one thousand nine hundred and ninety-five (1995).

Signed and acknowledged in presence of

*Mary Ann Knapke*  
Witness - Mary Ann Knapke

*Kathy A. Kimmel*  
Kathy A. Kimmel

*Patricia D. Spangler*  
Witness - Patricia D. Spangler

*Thomas E. Kimmel*  
Thomas E. Kimmel

**State of Ohio** ss. Before me, as notary public  
Mercer County, in and for said County and State, personally appeared the above named  
Kathy A. Kimmel, a married woman and Thomas E. Kimmel, her husband  
who acknowledged that they did sign the foregoing instrument and that the same is their  
free act and deed.

**In Testimony Whereof**

official seal, at  
this 3rd

I have hereunto set my hand and  
Celina, Mercer County, Ohio.  
day of March, A. D. 19 95.

*Patricia D. Spangler*  
Notary Public for Ohio  
My Commission Expires: June 2, 1999

This instrument prepared by KNAPKE LAW OFFICE, 115 N. Walnut St., Celina, OH

52330  
**Mortgage Deed**

Kathy A. Kimmel, a married woman

TO *Mail*  
Paul C. Mescher and Joan Mescher  
4724 U. S. Route 127  
Celina, OH 45822

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF *Mercer* SS

RECEIVED FOR RECORD ON THE

3 day of *March* 19*95*  
at *2:48* o'clock *P.* M

and RECORDED *March 3* 19*95* in  
DEED BOOK *331* PAGE *767-8*

*Patricia D. Spangler*  
COUNTY RECORDER

RECORDERS FEE \$ *14.00*