



Know all Men by these Presents

That the Grantors, Connie Cauble and Gerald L. Cauble, husband and wife, the Grantors, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, Joyce S. Oliver and Thomas B. Oliver, wife and husband, whose tax mailing address is: 301 North Main Street, Rockford, Ohio, 45882, the undivided one-half interest in the following described real property:

Situated in the Village of Rockford, County of Mercer and State of Ohio, bounded and described as follows:

That portion of Water Street and a part of an alley between Lots 3 and 4 (Revised Numbering), Village of Rockford, Ohio, the same being vacated as decreed by the Common Pleas Court of Mercer County, Case No. 17256, and also the Eastern Parts of Lots Two (2), Three (3), Four (4) and Five (5), Revised Numbering, Village of Rockford, Ohio, all of which is more particularly described as follows:

Commencing at the Southwest corner of Lot No. Five (5), Original Plat, Village of Rockford, Ohio, said corner being defined by a half inch iron pin set on the North line of Front Street; thence South $87^{\circ} 15'$ East along the South line of Lot Five (5) a distance of One Hundred Fourteen and Ninety Hundredths (114.90) feet to a half inch iron pin as the place of beginning; thence North $2^{\circ} 45'$ East a distance of Sixty-six (66) feet to a half inch iron pin set on the North line of Lot No. Five (5) said point also being the South line of Lot No. Four (4); thence North $87^{\circ} 15'$ West on and along the South line of Lot No. Four (4) a distance of Two and Ten Hundredths (2.10) feet to a four inch reinforced concrete monument; thence North $2^{\circ} 45'$ East a distance of sixty-six (66) feet to the north line of Lot No. Four (4) to a four inch reinforced concrete monument, said monument also being on the south line of a dedicated alley between Lots No. 3 and 4; thence South $87^{\circ} 15'$ East along the North line of Lot No. 4 a distance of sixty-two and twenty hundredths (62.20) feet to a point; thence North $2^{\circ} 45'$ East a distance of Sixteen and Fifty Hundredths (16.50) feet to a point on the south line of Lot No. 3; thence North $87^{\circ} 15'$ West along the South line of Lot No. 3 a distance of Forty-three (43) feet to a four inch reinforced concrete monument; thence North $2^{\circ} 45'$ East a distance of sixty-six (66) feet to a four inch reinforced concrete monument set on the North line of Lot No. 3, said monument also being on the South line of Lot No. 2; thence North $87^{\circ} 15'$ West along the South line of Lot No. 2 a distance of Ninety-two Hundredths (.92) feet to a point; thence North $2^{\circ} 45'$ East a distance of Thirty-four and seventy-six Hundredths (34.76) feet to a point on the South line of United States Route Thirty-three (USR 33); thence South $75^{\circ} 10'$ East on and along the South line of U.S.R. 33 a distance of Three (3) feet to an one inch iron pipe; thence South $2^{\circ} 45'$ West a distance of Eighteen and Twenty-one Hundredths (18.21) feet to a one inch iron pipe; thence South $87^{\circ} 15'$ East a distance of twenty (20) feet to an one inch iron pipe; thence North $2^{\circ} 45'$ East a distance of Thirteen and Ninety-three Hundredths (13.93) feet to the South line of U.S.R. 33; thence South $75^{\circ} 10'$ East on and along the South line of U.S.R. 33 a distance of One Hundred Seventy-five and eighty-nine Hundredths (175.89) feet to the point of intersection of the South line of U.S.R. 33 and the West line of Main Street (extended); thence South $1^{\circ} 52'$ West along the west line of Main Street (extended) a distance of Two Hundred Seven and fifty-five Hundredths (207.55) feet to a railroad spike set at the intersection of the west line of Main Street (extended) and the North line of Front Street (extended); thence North $87^{\circ} 15'$ West on and along the North line of Front Street (extended) a distance of Two Hundred Fourteen and Thirty-five Hundredths (214.35) feet to the place of beginning.

ALSO: A portion of Lot No. 2, the section of Bridge St. (vacated) front on the above mentioned portion of Lot No. 2, and the Northern part of Water Street (vacated), all of which are presently utilized for roadway purposes and are part of a highway easement granted to the Ohio Dept. of Transportation and being part of the Right-of-Way for United State Route Thirty-three (U.S.R. 33).

The above described tract is shown on a plat of survey as recorded in Mercer County Engineer's Record of Surveys Book 5, Page 68, and is subject to all easements and right-of-ways of record.

LAST TRANSFER of record appears in Volume 302, Page 506-507 of the Mercer County, Ohio Deed Records.

Taxes to be pro-rated to date of closing and Grantees assume payment for 1995 taxes and assessments and all thereafter, including all easements of record or apparent.

IN WITNESS WHEREOF, the said Connie Cauble and Gerald L. Cauble, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 14th day of March, in the year A.D. nineteen hundred and ninety-five.

Signed and Acknowledged in Presence
Of Us.

Linda C. Nicodemus
Linda C. Nicodemus

Connie Cauble
Connie Cauble

Susan O'Dell
Susan O'Dell

Gerald L. Cauble
Gerald L. Cauble

STATE OF Indiana, Adams COUNTY, SS:

On this 14th day of March, A.D. 1995, before me, a Notary Public in and for said County and State, personally came Connie Cauble and Gerald L. Cauble, wife and husband, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS, my office signature and seal on the day last above mentioned.

J. SUE WULLIMAN
NOTARY PUBLIC STATE OF INDIANA
ADAMS COUNTY
MY COMMISSION EXP. DEC 20, 1996

J. Sue Wulliman
J. Sue Wulliman Notary Public

This instrument prepared by Attorney Robert Koch.

APPROVED

MAR 17 1995

MERCER COUNTY
TAX MAP DEPARTMENT

ENG. MAP #: not 142343-0012-08

Exemption paragraph, conveyance Fee 150.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

LAK 3/17/95
Deputy Aud. Date

52498

WARRANTY DEED

CONNIE CAUBLE
and
GERALD L. CAUBLE

TO

JOYCE S. OLIVER
and
THOMAS B. OLIVER

TRANSFERRED

MAR 17 1995

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
The 17th day of March 1995
at 2:21 O'clock P. M.
Record of Deeds

Patricia E. Grate
RECORDER MERCER CO., OHIO

Fee \$ 14.00

Vol. 331 pg. 885-6

KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891

106-499