

**Know All Men By These Presents.****That** Marie McQueen, an unmarried person,

who claim title by or through instrument, recorded in Volume 310, the Grantor, Page 118, County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of One Dollar and Other Valuable Consideration, ----- Dollars (\$1.00) received to her full satisfaction of Donald E. Inderrieden and Nina M. Inderrieden, husband and wife, for their joint lives, remainder to the survivor of them, the Grantees, whose TAX MAILING ADDRESS will be 8009 S.R. 219, Celina, OH 45822, does

Give, Grant, Bargain, Sell and Convey unto the said Grantees, Donald E. Inderrieden and Nina M. Inderrieden, husband and wife, 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:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Beginning at the corner stone at the Southwest corner of the Northwest Quarter (1/4) of said Section Twenty-three (23); thence South 88° 33' 06" East, along the South line of the Northwest Quarter (1/4) of said Section Twenty-three (23) and the centerline of State Route 219, a distance of One Hundred Seventy-eight (178.00) feet to a railroad spike; thence North 01° 00' 00" East, a distance of Two Hundred Twenty-three and Twenty Hundredths (223.20) feet to a railroad spike; thence North 88° 33' 06" West, a distance of One Hundred Seventy-eight and Three Hundredths (178.03) feet to a Five-eighths (5/8) inch iron bar in the West line of the Northwest Quarter of said Section Twenty-three (23); thence South 00° 59' 29" West, along the West line of the Northwest Quarter (1/4) of said Section Twenty-three (23), a distance of Two Hundred Twenty-three and Twenty Hundredths (223.20) feet to the place of beginning, containing 0.912 of an acre of land, more or less, subject to all easements and right-of-way of record.

The above described tract is known as Tract 1 on a Minor Subdivision Plat prepared by Gordon L. Geeslin, Registered Surveyor No. 5372, dated March 25, 1995, on file in the County Engineer's Office, and which is attached hereto and incorporated herein by reference.

Grantor and Grantees herein agree that all taxes and assessments hereon shall be prorated as of the date of closing.

LAST TRANSFER: Deed Volume 310, Page 118.

MINOR SUBDIVISION**APPROVED**

APR 06 1995

MERCER COUNTY
TAX MAP DEPARTMENT

ENG. MAP #: 005-2323-01-06-01-02

Exemption paragraph, conveyance Fee 94.50

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

JAK 4-6-95
Deputy Aud. Date

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

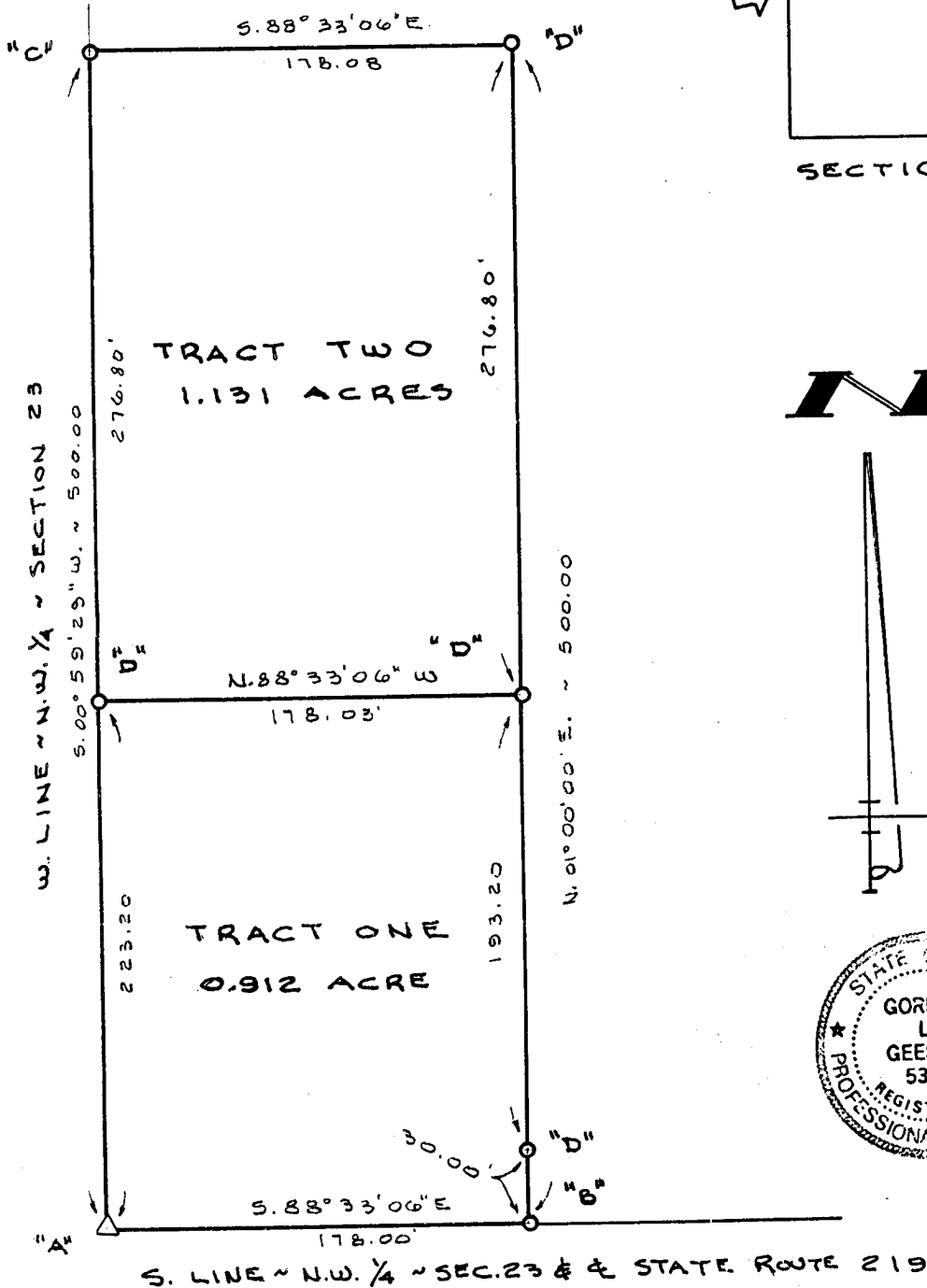
LEGEND

- "A" = STONE @ W. 1/4 POST ~ SEC. 23.
- "B" = RAILROAD SPIKE FOUND FROM SURVEY BY THIS SURVEYOR DATED APRIL 1980, ON FILE IN THE COUNTY ENGINEER'S OFFICE UPON WHICH THIS SURVEY IS BASED.
- "C" = 5/8" IRON BAR FD. 0.04' S. OF & 0.14' W. OF CORNER.
- "D" = 5/8" X 30" IRON BAR SET.

LOCATION SKETCH

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SECTION 23



SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN
REGISTERED SURVEYOR
NO 5372

PAID
\$20.00-1 Lot
MAR 31 1995
Carolyn Robinson
MERCER COUNTY COMMISSIONERS
CELINA, OHIO

MS QUEEN SURVEY

PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 23,
TOWN 6 SOUTH, RANGE 3 EAST (FRANKLIN TOWNSHIP),
MERCER COUNTY, OHIO.

MARCH 25, 1995

SCALE 1" = 60'



GORDON L. GEESLIN

LAND SURVEYOR
810 EAST MARKET STREET
CELINA, OHIO
PHONE (419) 586-6155

PERMANENT
PARCEL No. _____

Part of: _____ Sec. _____ T _____ R _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

APPROVALS: Gordon L. Geeslin

AGENCY: Board of Health

DATE: 27 MAR 95

James F. Ellinger

County Sanitary Engineer

3/27/95

James F. Ellinger

County Engineer

3-27-95

52807
Warranty Deed

Marie McQueen,
an unmarried person,

TO

Donald E. Inderrieden and
Nina M. Inderrieden,
8009 S.R. 219
Celina, OH 45822

TRANSFERRED

Transferred APR 6 1995

MARK GIESGE COUNTY AUDITOR
MERCER COUNTY, OHIO
STATE OF OHIO

COUNTY OF Mercer

RECEIVED FOR RECORD ON THE

6 day of April 1995

at 2:12 o'clock P. M.

and RECORDED April 6 1995 in

DEED BOOK 332 PAGE 113-15

Patricia E. Shate COUNTY RECORDER

RECORDERS FEE \$ 18.00

LAW OFFICES
PURDY, LAMMERS & SCHIAVONE
113 EAST MARKET ST.
CELINA, OHIO 45822

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, for herself and her heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in FEE SIMPLE, and has 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 will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration, Marie McQueen does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of Power in the above described premises.

In Witness Whereof, I have hereunto set my hand, the 3rd day of April, in the year of our Lord one thousand nine hundred and ninety-five (1995).

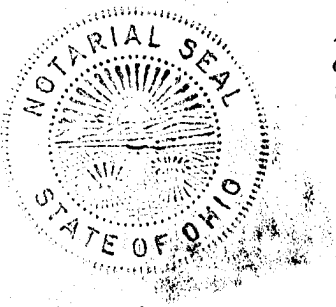
Signed and acknowledged in presence of

Lynn M. Samples
Shirley A. Mertz
Shirley A. Mertz

Marie McQueen

State of Ohio } ss. Before me, a Notary Public
Mercer County, } in and for said County and State, personally appeared
the above named Marie McQueen, an unmarried person,

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at Celina, Ohio, this 3rd day of April, A. D. 1995.

Shirley A. Mertz
Notary Public, State of Ohio.

my commission expires Feb 7, 1998.

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS., CELINA, OHIO.