



VOL 332 PAGE 893

Know all Persons by These Presents

That, Ralph S. Beougher and Hazel K. Beougher, husband and wife

the Grantor s, who claim title by or through
instrument recorded in Volume 149, Page 196, Volume 272, Page 787, Mercer
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good
and valuable considerations-----received to their full satisfaction of

Charles W. Beougher and Romola A. Beougher

the Grantee s, whose TAX MAILING ADDRESS will be

4789 State Route 707, Rockford, OH 45882

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

The east half (1/2) of the northwest quarter (1/4) of Section 26; Town 4 South, Range 2 East, containing Eighty (80) acres
more or less.

LESS AND EXCEPT THE FOLLOWING: Being a part of the Southeast corner of the East half of the Northwest quarter
of Section Twenty-six (26); Town Four (4) South, Range Two (2) East, and more particularly described as follows, to wit:

Beginning at the Southeast corner of the East half of the Northwest quarter of Section 26; Town and Range aforesaid; as
the place of beginning; thence West on and along the half section line one hundred seventy (170) feet to a point; thence
North two hundred seventy (270) feet to a point in the center of State Route #33; thence in a southeasterly direction on and
along the center of State Route #33 to the point where said State Route #33 intersects the North-South half section line of
Section 26; thence South on and along the half section line one hundred eighty-three (183) feet to the place of beginning,
and containing one (1) acres of land, more or less.

ALSO LESS AND EXCEPT THE FOLLOWING: Being a tract out of the east half (E 1/2) of the Northwest quarter (NW
1/4), Section 26, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described
as follows:

Commencing at the center of Section 26, T4S, R2E, Dublin Township, Mercer County, Ohio, said point being defined by
an iron pin; thence north 89°04'30" West on and along the east-west half section line, one hundred seventy (170.00) feet
to an iron pin set as the place of beginning; thence north 00°52'01" East, two hundred eighty-two and thirty-three
hundredths (282.33) feet to a nail set on the centerline of U.S. Route 33; thence north 58°47'30" West on and along the
centerline of U.S. Route 33, four hundred eighty-one and seventy-five hundredths (481.75) feet to the point of intersection
of the centerline tangents of U.S. Route 33; thence north 51°55'30" West on and along the centerline tangent of U.S. Route
33, nine hundred twenty-three and sixty-nine hundredths (923.69) feet to a point of intersection of the centerline of U. S.
Route 33 and the west line of the east half of the northwest quarter of Section 26; thence south 00°54'15" West, one
thousand eighty-three and nine hundredths (1083.09) feet to nail set on the east-west half section line; thence south
89°04'30" East, one thousand one hundred fifty-two and fourteen hundredths (1152.14) feet to the point of beginning.

The afore described tract contains seventeen and four hundred forty-four thousandths (17.444) acres, more or less, subject
to all highways, conditions, restrictions and easements of record. The tract is taken from the same lands as last described
in the Mercer County Record of Deeds Volume 272, Pages 787 and 788, and shown on a plat of survey filed in the Mercer
County Engineer's Office.

The west line of the east half of the Northwest quarter established as South 00°54'15" West was used as the base for all
bearings of this description.

This instrument was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions sixty-one and five hundred fifty-six thousandths (61.556) acres of land more or less.

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

Exemption paragraph, conveyance Fee 72.90
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202. Mark Giesige Mercer
County Auditor.

Deputy Aud. Date

6-14-95

ENG. MAP #: 004-2600-00-003.00-07

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

APPROVED

JUN 14 1995

MERCER COUNTY
TAX MAP DEPARTMENT

[Signature]

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, Ralph S. Beougher and Hazel K. Beougher, husband and wife the said Grantee s, do for themselves and their heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE 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 they 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 Ralph S. Beougher and Hazel K. Beougher, husband and wife do hereby remise, release and forever quitclaim unto the said Grantee s, their heirs and assigns, all their right and expectancy of Power in the above described premises.

In Witness Whereof, We have hereunto set our hand s, the 31st day of May, in the year of our Lord one thousand nine hundred and ninety-five (1995).

Signed and acknowledged in presence of
Witness - Murph Knapke Ralph S. Beougher
Witness - Patricia D. Spangler Hazel K. Beougher

State of Ohio ss. Before me, as notary public Mercer County, in and for said County and State, personally appeared the above named Ralph S. Beougher and Hazel K. Beougher, husband and wife who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Celina, Mercer County, Ohio this 31st day of May A. D. 1995.
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

53862
Warranty Deed

Ralph S. Beougher and Hazel K. Beougher, husband and wife

TO

Charles W. Beougher and
Romola A. Beougher
4789 State Route 707
Rockford, OH 45882

TRANSFERRED

Transferred JUN 14 1995 19

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

14 day of June 1995
at 12:19 o'clock P.M.
and RECORDED June 14 1995 in
DEED BOOK 332 PAGE 893-4

Patricia E. Spate
COUNTY RECORDER

RECORDERS FEE \$ 14.00