

WARRANTY DEED

(statutory form)

333 PAGE 358

KNOW ALL MEN BY THESE PRESENTS, that **BERNICE DEXTER**, unmarried, of 5490 Behm Road, Celina, Mercer County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants, to **ROBERT H. GRIMM**, the Grantee, whose principal place of business and tax mailing address is 651 La Maison Road, San Jose, California, 95128, the following described real estate:

Situate in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

PARCEL I. Being a parcel of land situated in Franklin Township, Mercer County, Ohio in the Northwest Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 24; thence North 01° 07' 51" East along the West line of the Northwest Quarter of said Section 24 and the centerline of Behm Road a distance of one hundred seventy-nine and 92/100 (179.92) feet to a "P.K." nail, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing North 01° 07' 51" East along the last described line a distance of fifty-five (55.00) feet to a mine spike; thence South 88° 52' 50" East a distance of one hundred twenty-six and 63/100 (126.63) feet to a 5/8 inch iron bar; thence South 01° 07' 51" West a distance of fifty-five (55.00) feet to a 5/8 inch iron bar; thence North 88° 52' 50" West a distance of one hundred twenty-six and 63/100 (126.63) feet to the place of beginning.

Containing 0.160 acre of land, more or less. Subject to all easements and right of way of record.

PARCEL II. Being a parcel of land situated in Franklin Township, Mercer County, Ohio in the Northwest Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 24; thence North 01° 07' 51" West along the West line of the Northwest Quarter of said Section 24 and the Centerline of Behm Road a distance of two hundred thirty-four and 92/100 (234.92) feet to a mine spike, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing North 01° 07' 51" East along the last described line a distance of fifty (50.00) feet to a railroad spike; thence South 88° 52' 50" East a distance of two hundred nine (209.00) feet to a 5/8 inch iron bar; thence North 65° 00' 00" East a distance of one hundred ninety and 41/100 (190.41) feet to a point in the approximate center of an open ditch; thence North 39° 01' 40" West along said approximate center of the open ditch a distance of two hundred thirteen and 95/100 (213.95) feet to a point; thence South 89° 10' 03" East along the face of a sea wall and the extension thereof a distance of three hundred seven and 46/100 (307.46) feet to a point; thence North 70° 55' 43" East along said face of the sea wall and the extension thereof a distance of one hundred forty-five and 88/100 (145.88) feet to a point; thence South 01° 07' 51" West a distance of five hundred seventy-six and 45/100 (576.45) feet to a point; thence North 89° 31' 34" West a distance of thirty-eight and 12/100 (38.12) feet to a point; thence North 33° 53' 47" West a distance of two hundred nine and 20/100 (209.20) feet to a point; thence North 36° 58' 16" West a distance of ninety-three and 83/100 (93.83) feet to a point; thence North 36° 28' 04" West a distance of one hundred twenty-one and 56/100 (121.56) feet to a point; thence South 65° 00' 00" West a distance of two hundred fifty-eight and 71/100 (258.71) feet to a 5/8 inch iron bar; thence North 88° 52' 50" West a distance of one hundred sixty-three and 81/100 (163.81) feet to the place of beginning.

Containing 3.241 acres of land, more or less. Subject to all easements and right of way of record.

**EXEMPT FROM MINOR
SUBDIVISION REGULATIONS**

APPROVED

JUL 25 1995

MERCER COUNTY
TAX MAP DEPARTMENT

ENG. MAP #: 005-2422-01-016.01-09
102-09

(Reference is made to a survey of this area by Gordon L. Geeslin, Professional Surveyor 5372, dated June 24, 1995 on file in the County Engineer's Office.)

Last Prior Instrument: Volume 321, Pages 642 and 643 of the Deed Records of Mercer County, Ohio.

REAL ESTATE TAXES shall be prorated to the date of closing.

WITNESS her hand this 18th day of July, 1995.

In presence of:

Charles Payton
Witness Charles Payton

Bernice Dexter
Bernice Dexter

Mary L. Peckolt
Witness Mary L. Peckolt

STATE OF OHIO

§:

COUNTY OF AUGLAIZE,

Before me, a notary public in and for said county, personally appeared the above named **Bernice Dexter**, Grantor, 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 St. Marys, Ohio, this 18th day of July, 1995.



Mary L. Peckolt
Notary Public PECKOLT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 13, 1996

This document prepared by:

NOBLE, MONTAGUE & MOUL
Attorneys at Law
146 East Spring Street
P.O. Box 331
St. Marys, Ohio 45885
(419) 394-7441
K:\RESTATE\DEEDS\Grimm.Bob

Exemption paragraph, conveyance Fee EA

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

Lak 7-27-95
Deputy Aud. Date

TRANSFERRED

JUL 27 1995

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

See
54543

54538

PRESENTED FOR RECORD
The 27 day July 1995
at 3:47 O'clock P. M.
Record of Deeds

by Patricia E. Grote
RECORDER MERCER CO., OHIO
Fee \$ 14.00

Vol. 333 pg. 358-9