



VOL 333 PAGE 721

Know all Persons by These Presents

That, Howard L. Overholser and Catherine S. Overholser, as Co-Trustees of the
Howard L. Overholser and Catherine S. Overholser Family Trust,

the Grantor s, who claim title by or through
instrument recorded in Volume 321 , Page 654 Mercer
County Recorder's Office, for the consideration of One Dollar and Other Valuable
Considerations received to their full satisfaction of

Richard A. Whetstone and Barbara S. Whetstone, husband and wife, Joint Tenancy
With Rights of Survivorship

the Grantee s , whose TAX MAILING ADDRESS will be
145 South Dixie Drive, Vandalia, Ohio 45377

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their
heirs and assigns, the following described premises, situated in the Township
of Franklin , County of Mercer and State of Ohio:

Situated in the Northwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of the Lots 14 and 14A of Turtle Neck Point as described in Mercer County Deed Records Volume 289, page 425 and Volume 287, page 374 and being more particularly described as follows: beginning at an iron pin at the southwest corner of Lot 14 of Turtle Neck Point as recorded in Mercer County Plat Book 4, Page 59; said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence North 35 degrees 51 minutes 36 seconds East 60.00 feet to an iron pipe; thence South 53 degrees 57 minutes 52 seconds East, 76.00 feet to an iron pin; thence South 31 degrees 17 minutes, 14 seconds West 50.17 feet to an iron pin; thence South 53 degrees 57 minutes 53 seconds East 35.66 feet to an iron pin; thence South 53 degrees 11 minutes 19 seconds West 10.47 feet to an iron pipe; thence North 53 degrees 57 minutes 53 seconds West 112.54 feet to the point of beginning, passing through an iron pipe at 32.54 feet, containing 0.116 acres more or less, (5041 square feet) being subject to all legal easements and highways of record. This description was prepared from an actual survey completed in May, 1987, by Jerry R. Garrison, Registered Surveyor #6859.

ALSO: A boat dock located on the South part of Part Lot 14A as described above. Also known as Boat Dock Number 24841 as assigned by Ohio Department of Natural Resources, Grand Lake St. Marys, Mercer County, Ohio.

Taxes shall be prorated to date of closing. Grantees shall assume and pay all taxes and assessments thereafter.

APPROVED

AUG 28 1995

MERCER COUNTY
TAX MAP DEPARTMENT

J. F. E.

Exemption paragraph, conveyance Fee 70.00
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

ENG. MAP #: 005-2024-01-036.00-07

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

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 , Howard L. Overholser and Catherine S. Overholser, Co-Trustees, the said Grantors , do for themselves and their heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensealing 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~~

~~and forever quitclaim unto the said Grantee~~

~~do hereby remise, release~~

~~heirs and assigns, with~~

~~right and expectancy of~~ ~~Deeds in the above described premises.~~

In Witness Whereof, they have hereunto set their hand s, the 25th day of August, in the year of our Lord one thousand nine hundred and ninety-five

Signed and acknowledged in presence of

David J. Homan
witness - David J. Homan

Howard L. Overholser Co Trustee
HOWARD L. OVERHOLSER, Co-Trustee

Thomas T. Homan, Jr.
witness - Thomas T. Homan, Jr.

Catherine S. Overholser Co - Trustee
CATHERINE S. OVERHOLSER, Co-Trustee

State of Ohio ss. Before me, as Notary Public
Mercer County, in and for said County and State, personally appeared the above named
Howard L. Overholser and Catherine S. Overholser, Co-Trustees,
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 this 25th day of August A. D. 19 95

Thomas T. Homan, Jr.

THOMAS T. HOMAN, JR.

Notary Public, State of Ohio
My Commission Expires March 3, 1998

Notary Public

This instrument prepared by Daniel Myers, Attorney, Box 230, Celina, Ohio 45822

55029

Warranty Deed

Howard L. Overholser and
Catherine S. Overholser, Co-Trustees

TO

Richard A. Whetstone and
Barbara S. Whetstone

TRANSFERRED

Transferred AUG 28 1995 19

MARK GIESICE
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF *Mercer* SS

RECEIVED FOR RECORD ON THE

28 day of *August* 19*95*
at *2:30* o'clock *P* M

and RECORDED *August 28* 19*95* in
DEED BOOK *333* PAGE *721-2*

Patricia E. Grote
COUNTY RECORDER

RECORDERS FEE \$ *14.00*

Steph
MYERS & MYERS
ATTORNEYS AT LAW

90 NORTH ASH STREET
P. O. BOX 230

CELINA, OHIO 45822