

OHIO WARRANTY DEED

That the Grantor, Hazel V. Wortz, an unmarried woman, for valuable consideration paid, grants, with general warranty covenants, to the Grantees, James T. Smith and Carolyn S. Smith, whose tax mailing address is 1650 Union City Road, Ft. Recovery, OH 45846, the following real property:

Situated in the Township of Gibson, County of Mercer and State of Ohio, bounded and described as follows:

Commencing at a point in the center of the Hillgrove Pike, said point being located Twelve Hundred Eleven (1211) feet East and Two Hundred Forty-Six (246) feet, North 19° East on the centerline of said pike of the Southwest corner of the Northwest Quarter of the Southwest quarter of Section 16, Town Fifteen (15) North, Range One (1) East, Gibson Township, Mercer County, Ohio; thence East on an established line One Hundred Fifty (150) feet; thence North 19° East One Hundred Sixteen (116) feet; thence West One Hundred Fifty (150) feet to the centerline of said pike; thence South 19° West on the centerline of said pike, One Hundred Sixteen (116) feet to the place of beginning. Containing 0.38 of an acre of land, more or less.

Subject to all easements, conditions, restrictions and rights of way of record.

Last transfers of record appear in Volume 270, Page 355, and Volume 317, Page 455, of the Mercer County, Ohio, Deed Records.

Grantor agrees to pay the June, 1996 installment of real estate taxes and assessments; Grantees assume and agree to pay the December, 1996 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Exemption paragraph, conveyance Fee 65.00  
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

CLARIFICATION  
RECOMMENDED

JUN 28 1996

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 28 1996

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

APPROVED

JUN 28 1996

MERCER COUNTY  
TAX MAP DEPARTMENT

ENG. MAP #: 006-1600-00-015.00 (G)

Witness my hand, this 22nd day of June, 1996.

SIGNED AND ACKNOWLEDGED  
IN PRESENCE OF:

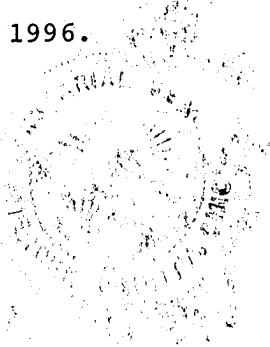
Roberta A. Staugler  
Roberta A. Staugler  
Janet M. Brockman  
Janet M. Brockman

Hazel V. Wortz  
Hazel V. Wortz

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Hazel V. Wortz, an unmarried woman, 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 Ft. Recovery, Ohio, this 22nd day of June, 1996.



Roberta A. Staugler  
Notary Public

ROBERTA A. STAUGLER  
Notary Public, State of Ohio  
My Commission Expires February 9, 1998  
Recorded in Mercer County

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 North Main Street, Celina, Ohio 45822

OHIO WARRANTY DEED

Hazel V. Wortz

TO

James T. Smith and  
Carolyn S. Smith  
1650 Union City Rd.  
Ft. Recovery, OH 45846

60722  
PRESENTED FOR RECORD  
The 26th day of June, 1996  
at 2:52 O'clock P.M.  
Record of Deeds  
Jmk Patricia E. Grote  
RECORDER MERCER CO., OHIO  
Fee \$ 14.00  
OR Vol 11 Pg. 347-48