

**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **TERRY D. ROLFES and SHELLY R. ROLFES, husband and wife,**

the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 317, PAGE 572, 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

**OPAL F. TEREbinski,**

the Grantee, whose **TAX MAILING ADDRESS** will be

3110 East State Route 41, Troy Ohio 45373,

do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, her heirs and assigns, the following described premises:

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO**, bounded and described as follows:

Lot No. One (1) of Dorsten's Club Island Addition as the same appears on the recorded plat thereof, subject to all conditions, limitations, easements, restrictions, and agreements of record.

ALSO: Beginning at the Southwest corner of Lot No. One (1) of Dorsten's Club Island Addition and the North line of Cincy Road; thence West Fifty (50) feet on and along the North line of Cincy Road extended on the same angle; thence North and parallel with the West line of Lot No. One (1) until same intersects the Raudabaugh survey line; thence East on and along the Raudabaugh survey line to where said line intersects the Northwest corner of Lot No. One (1); thence South on and along the West line of Lot No. One (1) 159.65 feet to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot No. One (1) of Dorsten's Club Island Addition; thence North with the East line of Lot No. One (1) extended to where it intersects the Raudabaugh Survey Line; thence West on and along the Raudabaugh Survey Line to where the Raudabaugh Survey Line intersects the North side of Lot No. One (1); thence East to the place of beginning.

Said property is located in the Northeast Quarter of the Northwest Quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio.

Tax Parcel I.D. # 9-088000.0000 & 9-088100.0000

Grantors and Grantees hereby agree that all taxes and assessments are prorated to the date of closing.

DESCRIPTION  
**SUFFICIENT**  
 FOR TAX MAPPING PURPOSES

SEP 19 2000

MERCER COUNTY  
 TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee **535.00**  
 The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

RP  
 Deputy Aud. Date

9-19-00

**TRANSFERRED**

SEP 19 2000

MARK GIESIGE  
 COUNTY AUDITOR  
 MERCER COUNTY, OHIO

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

TAX MAP # 09-23-127-005  
 09-23-127-004

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs and assigns forever.

And, **TERRY D. ROLFES and SHELLY R. ROLFES, husband and wife**, , the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, her 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, her heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **TERRY D. ROLFES and SHELLY R. ROLFES, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantee, her heirs and assigns, all their right and expectancy of DOWER in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 15 day of September, in the year of our Lord Two Thousand (2000).

Signed and acknowledged in the presence of:

Witness -

Witness -

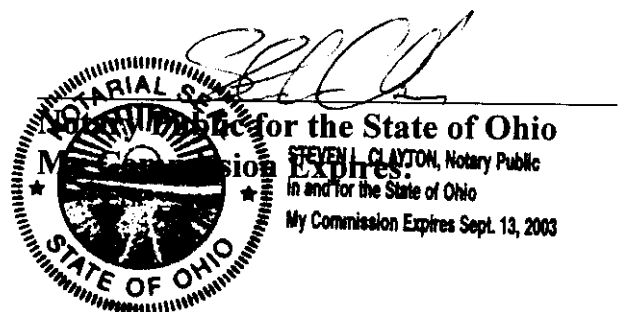
Terry D. Rolfes  
**TERRY D. ROLFES**

Shelly R. Rolfes  
**SHELLY R. ROLFES**

**STATE OF OHIO - COUNTY OF MONTGOMERY**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **TERRY D. ROLFES and SHELLY R. ROLFES, 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 VANDALIA, Ohio, this 15<sup>th</sup> day of September, A.D. 2000.



This instrument prepared by: **KNAPKE LAW OFFICE, 115 N. Walnut St., Celina, Ohio 45822.**

200000005287  
Filed for Record in  
MERCER COUNTY, OHIO  
CLEM EBBING  
On 09-19-2000 11:34 am.  
WARRANTY DEED 14.00  
OR Book 116 Page 1737 - 1738

200000005287  
EQUITY LAND TITLE AGENCY INC.  
407 CORPORATE CENTER DRIVE  
VANDALIA, OH 45377  
EQUITY LAND TITLE AGENCY, INC.

590801