



WARRANTY DEED, with release of dower.— No. 22

(Reprinted 3/99)

# Know All Men by These Presents:

**That** Curtis A. Rammel and Diana J. Rammel (FKA Diana J. Martin),  
husband and wife of Mercer County, Ohio,  
in consideration of one dollar and other good and valuable considerations  
to them in hand paid by Michelle May  
whose address is 506 State Route 49 South, Ft. Recovery, OH 45846  
do hereby **Grant, Bargain, Sell and Convey**  
to the said Michelle May  
her heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Situate in the Village of Ft. Recovery, in the County of Mercer, and the State of Ohio,  
to-wit:

**TRACT ONE:** Being in the Wiggs Addition to the Incorporated Village of Ft. Recovery, County of Mercer, and State of Ohio, commencing Thirteen (13) feet West and Two Hundred Forty (240) feet South of a stone located in the Southeast corner of Lot Number Thirty (30) in Wiggs Addition to the Incorporated Village of Ft. Recovery, Gibson Township, Mercer County, Ohio; thence East One Hundred Eighty-nine (189) feet to the center of the State Route 49; thence Southeasterly along said road Seventy (70) feet; thence West Two Hundred One and One-half (201½) feet; thence North Sixty-eight and One-half (68½) feet to the place of beginning, containing Thirty-one Hundredths (0.31) of an acre, more or less, and known as part of Lot Number Two (2), Section Sixteen (16), Town Fifteen (15), Range One (1) East.

**TRACT TWO:** Beginning at a point Thirteen (13) feet West and Ten (10) rods and Fourteen (14) feet North of the Southeast corner of Out Lot Number Five (5), Wiggs Addition to the Village of Ft. Recovery, Ohio, Gibson Township Side; thence East Thirteen (13) feet to the East line of said Out Lot Number Five (5), and continuing through Lot Number Two (2) of Section Sixteen (16), Town Fifteen (15) North, Range One (1) East, Gibson Township, a distance of Twelve (12) rods and Six (6) feet to the center of the Greenville and Recovery Road; thence along the center of said road a sufficient distance to make the parcel herein conveyed Ten (10) feet wide; thence West through said Lot Number Two (2) in Section Sixteen (16) and continuing Thirteen (13) feet in Out Lot Number Five (5), Wiggs Addition, to the Southwest corner of the parcel herein conveyed; thence North Ten (10) feet to the place of beginning.

Last Transfer: Volume 320, Page 384, Deed Records of Mercer County, Ohio.

and all the **Estate, Right, Title and Interest** of the said grantor<sup>s</sup> in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, her

heirs and assigns forever. And the said Curtis A. Rammel and Diana J. Rammel  
do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Permanent Parcel # 17-00300.0000

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 2001; Grantee agrees to pay all real estate taxes and assessments due and payable thereafter.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 03 2001

MERCER COUNTY  
TAX MAP DEPARTMENT

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20).

TAX MAP #: 13-16-25/003

In Witness Whereof, the said Curtis A. Rammel

Instrument 200100004470 OR Book Page 126 2312

and Diana J. Rammel, husband and wife who  
hereby release their right and expectancy of dower in said premises, have hereunto set their  
hands, this 30th day of June, 2001 In the year A.D.

Signed and acknowledged in presence of us:

Terry Pottkotter  
Witness Terry Pottkotter

Theresa Gilmore  
Witness Theresa Gilmore

Curtis A Rammel  
CURTIS A. RAMMEL

Diana Rammel  
DIANA J. RAMMEL

State of Ohio, Mercer County, ss.

On this 30th day of June, 2001, before me, a Notary Public  
in and for said County, personally came Curtis A. Rammel and Diana J. Rammel,  
husband and wife the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Theresa Gilmore  
Notary Public, State of Ohio  
My Commission Expires August 10, 2003

Theresa M. Gilmore  
Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns

Attorney at Law  
123 West Main Street  
Coldwater, OH 45828  
Phone: 419-678-4317  
Attorney Reg. #0002539

~~Exemption paragraph, conveyances Fee \$200~~  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

S.M. 7-3-01  
Deputy Aud. Date

200100004470  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
07-03-2001 03:14 pm.  
WARRANTY DEED 14.00  
OR Book 126 Page 2311 - 2312

200100004470  
PEOPLES  
FILE

Warranty Deed

From

CURTIS A. RAMMEL and  
DIANA J. RAMMEL

To

MICHELLE MAY

Transferred TRANSFERRED

July 3, 2001  
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO