

Instrument 200100009179 OR Book 134 Page 2035

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

That, **Kerry J. August and Jill M. August, husband and wife**, the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 326, PAGE 817, 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

Ryan Andrews, unmarried adult, and Melanie L. Hagaman, unmarried adult,
for their joint lives, remainder to them

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

8099 North Street, Neptune, Ohio, 45822

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

Situated in the TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:

Being Lot Numbered Forty-eight (48) and the West One-half (½) of Lot Number Forty-seven (47) of the Village of Neptune, as same are set forth on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio.

ALSO, being a parcel of land situated in Center Township, Mercer County, Ohio in the Northeast Quarter (¼) of the Northwest Quarter (¼) of the Southwest quarter (¼) of Section Fourteen, township five (5) South, range Three (3) East, being more particularly described as follows:

Beginning at an iron bar at the Northeast corner of Lot Number Forty-nine (49) of the extension of the Village of Neptune as shown on the plat recorded in Deed Book "F" Page 361, and shown on a survey by Gordon L. Geeslin, dated July 6, 1990, on file in the County Engineer's Office; thence North 35 degrees 45 minutes 37 seconds East along the East line of a tract of land conveyed to Charles and Mary Wurster by Deed recorded in Deed Volume 272, Page 78, a distance of Eighty-six and Eighty-nine Hundredths (86.89) feet to a Five-eighths 5/8 inch iron bar; thence south 52 degrees 58 minutes 19 seconds East a distance of Ninety-nine (99.00) feet to a point; thence south 35 degrees 45 minutes 37 seconds West a distance of Eighty-six and Eighty-nine Hundredths (86.89) feet to the Northeast corner of the West One-half (½) of Lot Number Forty-seven (47) of the extension of the Village of Neptune; thence North 52 degrees 58 minutes 19 seconds West along the North lines of Lots Numbered Forty-seven (47) and Forty-eight (48) a distance of Ninety-nine (99.00) feet to the place of beginning, containing One Hundred Ninety-seven Thousandths (0.197) of an acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated July 6, 1990 on file in the County Engineer's Office.

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

Tax Parcel #06-031500.0000

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 10 2001

TAX MAP #: 6-14-301-003

TAX MAP DEPARTMENT

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 Grantees, their heirs and assigns forever.

And **Kerry J. August and Jill M. August**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, 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 Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Kerry J. August and Jill M. August, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their 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 4 day of Dec, in the year of our Lord **Two Thousand One (2001)**.

Signed and acknowledged in the presence of:

Witness Anita Johnson

Kerry J. August

Witness Diana Joan Eyink

Jill M. August

200100009179
ATI TITLE AGENCY OF OHIO INC
3113 W ELM ST
LIMA, OH 45805

STATE OF OHIO - COUNTY OF MERCER

200100009179
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-10-2001 04:09 PM.
WARNY DEED 14.00
OR Book 134 Page 2035 - 2036

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Kerry J. August and Jill M. August, 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 CELINA, Ohio, this 4 day of Dec, 2001.

DIANA JOAN EYINK
Notary Public-State of Ohio
My Commission Expires August 20, 2004
Recorded in Mercer County

Notary Public for Ohio
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE, CELINA, OHIO.**

TRANSFERRED

DEC 10 2001

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 71.00
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

12-10-01