

OHIO WARRANTY DEED**Instrument** **Book Page**
200300000028 OR 155 1796**KNOW ALL PERSONS BY THESE PRESENTS**

That, JOHN REICHERT and LEATHA L. REICHERT, husband and wife, the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 168, PAGE 516, 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

Laura Olding, Barbara Nicodemus, Clara Linn and Marlene Hinkle

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

1402 Mohican Trail, Wapakoneta, OH 45895

do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their heirs and assigns, the following described premises: Situated in the **Township of Gibson, County of Mercer and State of Ohio,** to wit:

Beginning at the Northeast corner of the South one-half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of Section twenty-four (24), Town fifteen (15) North, Range one (1) East, Gibson Township, Mercer County, Ohio; thence South on and along the East line of the South half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of said Section twenty-four (24) and the centerline of Wourms Road a distance of three hundred twenty (320) feet to a point; thence West six hundred eighty and six hundred twenty-five thousandths (680.625) feet to a point; thence North three hundred twenty (320) feet to a point in the North line of the South half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of said Section twenty-four (24); thence East on and along said North line of the South half ($\frac{1}{2}$) of the Northwest quarter of said Section twenty-four a distance of six hundred eighty and six hundred twenty-five thousandths (680.625) feet to the place of beginning. Containing five (5) acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the south half of the northwest quarter of Section 24, Township 15 North, Range 1 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the center of said Section 24-

Thence, north $00^{\circ} 30' 50''$ east, along the east line of the northwest quarter of said Section 24 and the centerline of Wourms Road, a distance of one thousand seventeen and $31/100$ (1017.31) feet to a mine spike. Said point being the place of beginning for the parcel to be conveyed by this instrument-

Thence, continuing north $00^{\circ} 30' 50''$ east, along the last described line, a distance of one hundred sixty-seven and $97/100$ (167.97) feet to a mine spike-

Thence, north $89^{\circ} 29' 10''$ west, a distance of two hundred eighty-nine and $33/100$ (289.33) feet to a $\frac{5}{8}$ inch iron bar-

Thence, south $00^{\circ} 30' 50''$ west, a distance of one hundred sixty-seven and $97/100$ (167.97) feet to a $\frac{5}{8}$ inch iron bar-

Thence, south $89^{\circ} 29' 10''$ east, a distance of two hundred eighty-nine and $33/100$ (289.33) feet to the place of beginning. Containing 1.116 acres of land more or less, of which the easterly thirty (30.00) feet is dedicated as road right-of-way.

Subject to all other 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 31, 1989 on file in the County Engineers Office.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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

Commencing for same at the Northeast corner of the South one half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$) of Section twenty-four (24), Town fifteen (15) North, Range one (1) East; thence West on and along the north line of the south half of the Northwest corner of said Section twenty-four (24) a distance of 662.625 feet to a point which is the place of beginning for the parcel to be conveyed by this instrument; thence continuing West on and along said north line of the south half of the Northwest quarter of said Section twenty-four (24) a distance of eighteen (18.00) feet to a point; thence South parallel with the east line of said Section, a distance of three hundred twenty (320.00) feet to a point; thence East parallel with the north line of the south half of the Northwest quarter of said Section twenty-four (24) a distance of eighteen (18.00) feet to a point; thence North parallel with the east line of Section twenty-four (24) a distance of three hundred twenty (320.00) feet to the point of beginning; containing herein 0.132 acres of land, more or less.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in the South half of the Northwest Quarter of Section 24, Township 15 North, Range 1 East, being more particularly described as follows:

Commencing for reference at the corner stone at the center of said Section 24; thence North 00 30' 50" East along the East line of the Northwest quarter of said Section 24 and the centerline of Wourms Road, a distance of one thousand seventeen and $\frac{31}{100}$ (1017.31) feet to mine spike; thence continuing North 00 30' 50" East along the last described line a distance of one hundred sixty-seven and $\frac{97}{100}$ feet to mine spike; thence North 89 29' 10" West a distance of two hundred eighty-nine and $\frac{33}{100}$ (289.33) feet to a $\frac{5}{8}$ inch iron bar, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL TO BE CONVEYED BY THIS INSTRUMENT; thence continuing North 89° 29' 10" West a distance of three hundred seventy-three and two hundred ninety-five thousandths (373.295) feet to the east line of a tract of 0.132 acres conveyed to Carl Link and Cleopha Link; thence south parallel with the east line of said section, a distance of one hundred sixty-seven and $\frac{97}{100}$ (167.97) feet to a point; thence South 89 29' 10" East a distance of three hundred seventy-three and $\frac{29}{100}$ (373.29) feet to the west line of a tract of 1.116 acres; thence North 00 30' 50" East a distance of one hundred sixty-seven and $\frac{97}{100}$ (167.97) feet to the place of beginning; containing 1.439 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of 1.116 acre tract by Gordon L. Geeslin, dated July 31, 1989, on file in the Mercer County Engineer's Office.

Containing 2.313 acres of land, more or less, after said exceptions.

Grantors hereby assume and agree to pay the January, 2003, installment of real estate taxes and assessments; Grantees hereby assume and agree to pay the July, 2003, and thereafter, installment of real estate taxes and assessments thereon.

Tax map # 13-24-100-004
Tax Parcel I.D. # 16-023900.0000

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 02 2003

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee
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

TRANSFERRED

JAN 2 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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, **JOHN REICHERT and LEATHA L. REICHERT, husband and wife**, 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, **John Reichert and Leatha L. Reichert, 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.

12-30-02
Date

John F Reichert
JOHN REICHERT

200300000028
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-02-2003 01:50 pm.
WARNTY DEED 18.00
OR Book 155 Page 1796 - 1798

STATE OF OHIO - COUNTY OF AUGLAIZE

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **John Reichert**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wapak, Ohio, this 30 day of December 2002.

SEAL

Patricia Harrod

Notary Public for Ohio

My Commission Expires: 10-22-03

12-27-02

Date

Leatha L Reichert

LEATHA L. REICHERT

200300000028
KNAPKE
FILE

STATE OF INDIANA - COUNTY OF WAYNE

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Leatha L. Reichert**, 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 Richmond, Indiana, this 27 day of December, 2002.

SEAL

Debra S. Prather

Notary Public for Indiana Debra S. Prather

My Commission Expires: 10-20-08

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