

Know All Men by These Presents:

(General Warranty Deed)

THAT Frederick L. Schoen and Janet M. Schoen, husband and wife, of Mercer County, Ohio

in consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by

Frederick F. Riethman and Nancy A. Riethman, husband and wife,
whose address is 3366 State Route 118, St. Henry, Ohio 45883

do hereby *Grant, Bargain Sell and Convey* with *general warranty covenants* to the said

Frederick F. Riethman and Nancy A. Riethman, husband and wife,
for their joint lives, remainder to the survivor of them

following described real estate:

Situated in the County of Mercer, State of Ohio and in the Township of Butler, to-wit:

Commencing at the southeast corner of Section 9, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, said corner being defined by a nail found on the centerline of State Route 118, also being the east line of Section 9; thence North 01°51'00" East, eight hundred seventy-five and twelve hundredths (875.12) feet to a nail set as the point of beginning; thence North 88°27'25" West, three hundred twenty-four and sixty-one hundredths (324.61) feet to a point and passing thru iron pins set at: forty (40.00) feet, one hundred eighty-three and forty hundredths (183.40) feet, and two hundred twelve and seventy-six hundredths (212.76) feet; thence North 01°51'00" East, one hundred fifty-three and five hundredths (153.05) feet to a point; thence South 88°26'05" East, three hundred twenty-four and sixty-one hundredths (324.61) feet to a nail set on the east line of Section 9, also being the centerline of State Route 118, and passing thru iron pins set at: one hundred thirteen and eighty-three hundredths (113.83) feet, one hundred thirty-six and ninety-four hundredths (136.94) feet, and two hundred eighty-four and sixty-one hundredths (284.61) feet; thence South 01°51'00" West, along the east line of Section 9, one hundred fifty-two and ninety-three hundredths (152.93) feet to the place of beginning.

The afore described parcel contains one and one hundred forty thousandths (1.140) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 286, Page 109, and is shown as Parcel No. 2 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from east line of Section 9, established as South 01°51'00" west on previous surveys. This description was prepared by Roy F. Thompson, Jr., Reg. Surveyor #5379.

MINOR SUBDIVISION

Tax ID #03-064800.0200

Tax Map # 11-9 - 200-004

Last Transfer: Volume OR119, Page 1928, Mercer County Official Records.

(Minor subdivision plat of survey is recorded at Volume 320, Page 455, Mercer County Deed Records.)

Grantors hereby agree to be liable for and pay the real estate taxes and assessments due and payable in July, 2003. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Frederick F. Riethman and Nancy A. Riethman**, their heirs and assigns forever.

Exemption paragraph, conveyance fee E (m)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
10-78 8-25-03
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
AUG 25 2003

MERCER COUNTY
TAX MAP DEPARTMENT


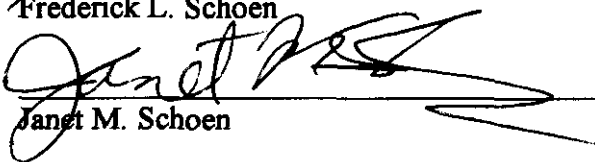
TRANSFERRED

AUG 25 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

And the said **Frederick L. Schoen and Janet M. Schoen** do hereby *Covenant and Warranty* that the title so conveyed in *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Frederick L. Schoen and Janet M. Schoen, husband and wife**, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 20th day of August, 2003.


Frederick L. Schoen

Janet M. Schoen

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 20th day of August, 2003, before me, a notary public in and for said County, personally came **Frederick L. Schoen and Janet M. Schoen, 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.


Notary Public

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

SEAL

200300008993
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
08-25-2003 At 04:57 pm.
WARNTY DEED 28.00
OR Book 173 Page 1452 - 1453

200300008993
KOESTERS
FILE