

**TRANSFERRED**

**AUG 26 2003**

**MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO**

Exemption paragraph, conveyance Fee <sup>\$80.00</sup> Instrument **200300009031** OR **Book 173 Page 1638**  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
MTB 8-26-03  
Deputy Aud. Date

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **DARLENE THEES**, an **unmarried person**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **SCOTT FRONING**, whose tax mailing address is 845 Cecelia Drive, Coldwater, Ohio 45828, the following described real property:

**BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED TRACT:**

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

Being a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Town Six (6) South, Range Two (2) East, more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast Quarter (1/4) of the said Section Twenty-eight (28), Butler Township; thence West along the East-West half section line of Section Twenty-eight (28) a distance of Five Hundred Forty-four (544.00) feet; thence South parallel to the East line of Section Twenty-eight (28), a distance of Twenty-five (25.00) feet to the place of beginning; thence continuing South parallel to the East line of Section Twenty-eight (28) a distance of One Hundred Fifty (150.00) feet; thence East parallel to the East-West half section line, a distance of One Hundred Four (104.00) feet; thence South parallel to the East line of Section Twenty-eight (28) a distance of Three Hundred Forty-one and Ninety-two Hundredths (341.92) feet; thence South 64° 31' West a distance of One Hundred Sixty-six and Ninety-seven Hundredths (166.97) feet; thence West parallel to the East-West half section line a distance of Twenty-eight and Eighty-seven Hundredths (28.87) feet; thence North parallel to the East line of Section Twenty-eight (28) a distance of Five Hundred Sixty-three and Seventy-six Hundredths (563.76) feet; thence East parallel to the East-West half section line a distance of Seventy-five (75.00) feet to the place of beginning. Area described above contains 1.835 acres of land.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

**AUG 26 2003**

**MERCER COUNTY  
TAX MAP DEPARTMENT**

ALSO: Situated in the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 acre tract as described in Mercer County Deed Records Volume 302, Page 481, and being more particularly described as follows:

Commencing at a stone at the Northeast corner of the Southeast Quarter (1/4) of said Section Twenty-eight (28); thence North 89° 23' 37" West, Five Hundred Forty-four (544.00) feet along the North line of said quarter, said North line also being the centerline of Butler Street to a point; thence South 00° 29' 30" West Twenty-five (25.00) feet to an iron pin on the South right-of-way of said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence South 89° 23' 37" East, Fifty (50.00) feet along said South right-of-way to an iron pin at the Northeast corner of said 0.172 acre tract; thence South 00° 29' 30" West, One Hundred Fifty (150.00) feet along the East line of said 0.172 acre tract to an iron pin; thence North 89° 23' 37" West Fifty (50.00) feet along the North line of the 1.835 acre tract as described in Deed Volume 301, Page 898, to an iron pin; thence North 00° 29' 30" East, One Hundred Fifty (150.00) feet along the East line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

LESS AND EXCEPT therefrom the following:

Situated in the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 1.835 acre tract as described in Mercer County Deed Records Volume 301, Page 898, and being more particularly described as follows:

Commencing at a stone at the Northeast corner of the Southeast Quarter (1/4) of said Section Twenty-eight (28); thence North 89° 23' 37" West, Five Hundred Forty-four (544.00) feet along the North line of said Quarter, said North line also being the centerline of Butler Street to a point; thence South 00° 29' 30" West, One Hundred Seventy-five (175.00) feet along the East line of said 1.835 acre tract to an iron pin; thence South 89° 23' 37" East Fifty (50.00) feet along the South line of a 0.172 acre tract as described in Deed Volume 302, Page 481, to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence continuing North 89° 23' 37" East, Fifty-four (54.00) feet

200300009031  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
08-26-2003 At 03:12 pm.  
WARTY DEED 36.00  
OR Book 173 Page 1638 - 1640

3

Instrument 200300009031 OR Book 173 Page 1640

along the South line of a 0.186 acre tract as described in Deed Volume 302, Page 481, to an iron pin; thence South 00° 29' 30" West, One Hundred Forty (140.00) feet along the West line of 1.054 acre tract as described in Volume 302, Page 481, to an iron pin; thence North 89° 23' 37" West, Fifty-four (54.00) feet to a point; thence North 00° 29' 30" East, One Hundred Forty (140.00) feet passing through an iron pin at Five (5.00) feet to the point of beginning, containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552.

Containing after said exception 1.84 acres of land, more or less, subject to all easements of record imposed thereon.

LAST TRANSFER: Official Record Volume 149, Page 1239.

TAX PARCEL NUMBER: 05-014900.0000

TAX MAP NUMBER: 08-28-427-004

**Darlene Thees** has hereunto set her hand this 22<sup>nd</sup> day of August, 2003.

200300009031  
PEOPLES  
FILE

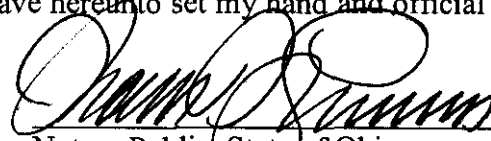
  
\_\_\_\_\_  
**Darlene Thees**

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me a Notary Public in and for said State, personally appeared the above named, **Darlene Thees, an unmarried person**, 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 on this 22<sup>nd</sup> day of August, 2003.

**THOMAS D. LAMMERS, Attorney At Law**  
**Notary Public - State of Ohio**  
**My Commission Has No Expiration**  
**Section 147.03 ORC**

  
\_\_\_\_\_  
Notary Public, State of Ohio

This instrument prepared by: **PURDY, LAMMERS & SCHIAVONE, ATTYS.**  
113 East Market Street  
P.O. Box 404  
Celina, OH 45822

TDL/dg

SEAL