

OHIO WARRANTY DEED**Instrument** 200300012143 **OR** **Book** 178 **Page** 2031**KNOW ALL PERSONS BY THESE PRESENTS**

That, Larry Hemmelgarn, the Grantor, who claims title by or through instrument recorded in Deed Volume 319, Page 847, Mercer County Recorder's Records, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to his full satisfaction of

Hemmelgarn & Sons, Inc.

the Grantee, whose **TAX MAILING ADDRESS** will be 3763 Philothea Road, Coldwater, Ohio 45828, does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, its successors and assigns, the following described premises:

Situated in the unincorporated **VILLAGE** of **PHILOTHEA, TOWNSHIP** of **BUTLER, COUNTY** of **MERCER**, and **STATE** of **OHIO**, and bounded and described as follows:

TRACT 1:

Being Two Hundred Sixty-four (264.00) feet of uniform width off of the North end of Lots Numbered Thirteen (13) and Fourteen (14).

Tax Parcel I.D. #03-055400.0000
Tax map # 11-5-454-001

TRACT 2:

Being Two Hundred (200.00) feet of uniform width off of the South end of Lot Thirteen (13).

All of the above described lots are located within the unincorporated Village of Philothea, as shown on the original plat as recorded in Deed Book 1, Page 24.

Tax Parcel I.D. #03-055200.0000
Tax map # 11-5-454-003

TRACT 3:

Situated in Section 8, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, and further described as follows:

Beginning at the north quarter post of Section 8, Town 7 South, Range 2 East, Butler Township, said point being defined by a spike found over a stone on the centerline of the Philothea Road, formerly known as the Bremen Road,

Thence east along the north line of Section 8, also being the centerline of the Philothea Road, Sixty-nine (69.00) feet to a spike found,

Thence south $00^{\circ} 24' 00''$ west, one hundred (100.00) feet to a point and passing thru iron pins found at twenty (20.00) feet, thirty (30.00) feet and ninety-six (96.00) feet,

Thence west, sixty-nine (69.00) feet to an iron pin set,

Thence north $00^{\circ} 24' 00''$ east, one hundred (100.00) feet to the place of beginning.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 18 2003

MERCER COUNTY
TAX MAP DEPARTMENT

The afore described parcel contains one hundred fifty-eight thousandths (0.158) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 128, Page 450, and is shown on a plat of survey filed with the Mercer County Engineer.

Bearings were turned from the north line of Section 8, being the centerline of the Philothea Road assumed east - west.

This description was prepared by Roy F. Thompson, Jr., Reg. Sur. #5379.

Tax Parcel I.D. #03-062400.0000

Tax Map # 118-200-001

Grantee hereby assumes and agrees to pay the January, 2004, and thereafter installments of real estate taxes and assessments.

be the same more or less, but subject to all legal highways.

200300012143
HEMMELGARN & SONS INC
PO BOX 169
COLDWATER, OH 45828

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And **Larry Hemmelgarn, an unmarried man**, the said Grantor, does for himself and his heirs, executors, and administrators, covenant with the said Grantee, its successors and assigns, that at and until the enseling of these presents, **he is** well seized of the above-described premises, has a good and indefeasible estate in **FEE SIMPLE**, and has 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 **he will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Larry Hemmelgarn, an unmarried man**, does hereby remise, release, and forever quit claim unto the said Grantee, its successors and assigns, all his right and expectancy of dower in the above described premises.

Dated: Dec 18, 2003

Larry Hemmelgarn
Larry Hemmelgarn

STATE OF OHIO - COUNTY OF MERCER - ss:

200300012143
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-18-2003 At 09:43 am.
WARNTY DEED 28.00
OR Book 178 Page 2031 - 2032

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Larry Hemmelgarn, an unmarried man**, 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 **Celina, Mercer County, Ohio**, this 18th day of December, A.D. 2003.



SHELLY J. BILLS
Notary Public - State of Ohio
My Commission Expires March 10, 2007
Recorded in Mercer County

Shelly J. Bills
Notary Public for Ohio
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE**, 115 N. Walnut St., Celina, Ohio 45822.

TRANSFERRED

DEC 18 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 27.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319. 202 Mark Giesige Mercer County Auditor.
KP 12-18-03
Deputy Aud. Date