

OHIO QUIT CLAIM DEED

That Gerald Brackman, an unmarried man and former husband of Grantee, Grantor, in consideration of the sum of One (\$1.00) Dollar and Other Valuable Consideration to be paid by Deborah E. Brackman, 1352 St. Rte. 49, Ft. Recovery, OH 45846, the Grantee, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, and forever QUIT CLAIM, to the said Grantee, Deborah E. Brackman, her heirs and assigns forever:

Situated in the Village of Burkettsville, County of Mercer and State of Ohio, bounded and described as follows:

TRACT I: Being Lot Number Three (3) of The Bank Subdivision to the Village of Burkettsville, as shown on the recorded plat thereof, subject to all easements, restrictions, and reservations of record.

Last transfer of record appears in Volume 138, Page 246, Mercer County Recorder's Official Records.

TRACT II: Being a part of the Southwest Quarter of Section 34, Township 15, Range 2, designated as Tract 6 on a plan of survey made by Leslie H. Geeslin, Registered Surveyor, dated March, 1982, bounded and described according to said plan, as follows; VIZ:

Beginning at an iron bar at the northwest corner of Lot 4 of The Bank Subdivision; thence with the west line of said Lot 4 and Lot 3, South 350.00 feet to an iron bar at the northwest corner of Lot 2; thence West 64.47 feet to an iron bar; thence North 00 degrees 00 minutes 38 seconds East, 350.00 feet to an iron bar; thence East, 64.41 feet to the place of beginning. Containing 22,554 square feet, or 0.518 of an acre, more or less.

LESS AND EXCEPT the following:

Being a part of the southwest quarter of Section 34, Town 15, Range 2, designated as Tract 6 on a plan of survey made by Leslie H. Geeslin, Registered Surveyor, dated March, 1982, bounded and described according to said plan as follows:

Beginning at an iron bar at the northwest corner of Lot 4 of The Bank Subdivision; thence due west a distance of 64.41 feet to a point on the west line of the former Penn Central Railroad right-of-way as described in Deed Volume 287, at Page 363, thence South 00° 00' 38" west on said west line, a distance of 200 feet to a point due west of the southwest corner of Lot 4 of The Bank Subdivision; thence east to the southwest corner of said Lot 4; thence north 00° 00' 38" east on and along the west line of said Lot 4 a distance of 200 feet to the place of beginning, containing 12,888 sq. ft.

Last transfer of record appears in Volume 138, Page 248, Mercer County Recorder's Official Records.

PARCEL NO. 22-001100.0200

Tax map # 14-34-402-003

Subject to all legal highways, easements and restrictions of record.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 29 2004

MERCER COUNTY
TAX MAP DEPARTMENT

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 08 2004

MERCER COUNTY
TAX MAP DEPARTMENT

This deed is given per the Order of the court and the Separation and Property Settlement Agreement of the parties in their dissolution case in Mercer County, Ohio Common Pleas Court, Case No. 04-DIS-003.

The tracts being transferred herein are those described as B1 and B2 in the parties' Separation and Property Settlement Agreement.

Witness my hand this 6th day of March, 2004.

Gerald Brackman
Gerald Brackman

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Gerald Brackman, 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 hereto set my hand and official seal at Celina, Ohio, this 6th day of March, 2004.

Joanne Jenkins
Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search.

JOANNE JENKINS, Notary Public
for the State of Ohio
My Commission Expires Feb. 7, 2005

SEAL

~~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.

E. M. 3-29-04
Deputy Aud. Date

200400002209
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-29-2004 At 02:58 PM.
QUIT C DEED 28.00
OR Book 182 Page 2389 - 2390

200400002209
MTL
FILE

TRANSFERRED

MAR 29 2004

MAR
COUNTY
MERCER COUNTY