

OHIO WARRANTY DEED

That the Grantors, **Mike Theurer and Denice Theurer**, Husband and Wife, and **Tod Miller and Reda Miller**, Husband and Wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantee, **Cletus J. Tobe, Jr.**, whose tax mailing address is 105 S. Wayne St., Ft. Recovery, OH 45846, the following real property:

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

Being part of Lot number nineteen (19) of the original plat of the Village of Ft. Recovery, and being more particularly described as follows:

Beginning at a chisel mark marking the Southwest corner of said Lot 19, said point being the TRUE POINT OF BEGINNING; thence North 00° 33' 28" East along the west line of said Lot 19 a distance of thirty and zero hundredths feet (30.00') to a chisel mark; thence South 89° 57' 26" East a distance of seventy-nine and sixty-five hundredths feet (79.65') to a point; thence South 00° 33' 28" West a distance of thirty and zero hundredths feet (30.00') to an iron pin; thence North 89° 57' 26" West along the South line of said Lot 19 a distance of seventy-nine and sixty-five hundredths feet (79.65') to the TRUE POINT OF BEGINNING, containing 0.055 acres of land, more or less.

Said tract being subject to all highways and any other easement or restriction of record.

Description prepared from a survey on file with the Mercer County Engineer's Office by Eric C. Thomas, Registered Surveyor No. 7236, in February, 1997.

PARCEL NO. 17-016500.0000 13 - 9-378-004

Last transfer of record appears in Volume 41, Page 748, Mercer County Recorder's Official Records.

The Grantors agree to pay the June, 2004 installment of real estate taxes and assessments; Grantee assumes and agrees to pay the December, 2004 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

TRANSFERRED

JUL 06 2004

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 06 2004

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ 82⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

15P 7-6-04
Deputy Aud. Date

The Grantors herein, Mike Theurer and Denice Theurer, Husband and Wife, and Tod Miller and Reda Miller, Husband and Wife, hereby release all rights of dower herein.

Witness our hands this 1st day of ~~June~~ ^{July}, 2004.

Mike Theurer
Mike Theurer

Denice Theurer
Denice Theurer

Tod Miller
Tod Miller

Reda Miller
Reda Miller

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Mike Theurer and Denice Theurer, Husband and Wife, and Tod Miller and Reda Miller, Husband and Wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Burkettsville, Ohio, this 1st day of ~~June~~ ^{July}, 2004.

SEAL

Chris A. Schoen
Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822

CHRIS A. SCHOEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 12, 2005

200400005018
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
07-06-2004 At 11:15 am.
WARNTY DEED 28.00
OR Book 187 Page 1084 - 1085

200400005018
PEOPLES
FILE