

GENERAL WARRANTY DEED

VOL 19 PAGE 1025

That Rocky L. Branson and Lenore F. Branson, husband and wife, grantors, of Montgomery County, State of Ohio, for valuable consideration paid, the receipt of which is hereby acknowledged, do hereby grant to Stephen T. Rosengarten and Judith Ann Rosengarten, husband and wife, whose tax-mailing address is 1649 North Perry Street, Ottawa, Ohio 45874, grantees' heirs and assigns forever, all that parcel of land located in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being part of the northeast quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Town Six (6) South, Range Three (3) East, and being Lot Number Three (3) of the plat known as South Bay Addition, recorded in Plat Book 4, Page 16 of the Plat Records of Mercer County, Ohio. This conveyance being subject to the right of a water way reserved by Clarence L. Harris and Gladys Harris in Deed to Herbert Chas. Busch and F.E. Leibig dated April 10, 1936 and recorded in Deed Book 128, Page 295 of the Deed Records of Mercer County, Ohio on April 11, 1936.

Prior Instrument Reference: Volume 299, Page 836, Records of the County Recorder of Mercer County, State of Ohio.

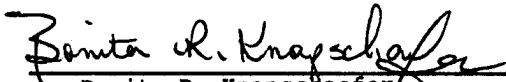

To have and to hold the granted premises, and all the rights, easements, and appurtenances thereto belonging, to Stephen T. Rosengarten and Judith Ann Rosengarten, grantees, and grantees' heirs and assigns, to grantees' and their own use and behalf forever.

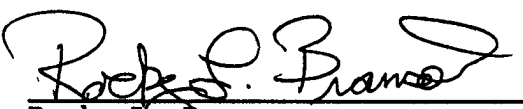

And Rocky L. Branson and Lenore F. Branson do hereby, for themselves and their heirs, executors, and administrators, covenant with the grantees, grantees' heirs and assigns, that they are lawfully seized in fee of the granted premises; that is is free from all encumbrances; that they have good right to sell and convey the same as aforesaid; and that they and their heirs, executors, and administrators shall, warrant and defend the same to the grantees, grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

And Rocky L. Branson and Lenore F. Branson for the consideration as aforesaid, do hereby release unto the grantees and grantees' heirs and assigns all right of dower in the granted premises.

In witness whereof, Rocky L. Branson and Lenore F. Branson have hereunto set their hands this 22nd day of November, 1996.

Signed in the presence of:


Bonita R. Knapschaefer

Andrew J. Hynders


Rocky L. Branson

Lenore F. Branson

State of Ohio, County of Mercer ss:

Sworn to and subscribe before me, a Notary Public in and for

Page 1 of 2 pages, Warranty Deed, R.L. and L.F. Branson to S.T. and J.A. Rosengarten, dated 11/22/96, Initialed RB, AB

the State of Ohio, by Rocky L. Branson and Lenore F. Branson the grantors in the foregoing instrument, who, acknowledged the signing thereof to be their free act and deed.

— Witness my official seal and signature affixed on the 22nd day of November, 1996.



ANDREW J. HINDERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

APPROVED

NOV 26 1996

MERCER COUNTY
TAX MAP DEPARTMENT

BY J.E.

ENG. MAP #: 005-2011-01-021.00-02

~~Exemption paragraph~~, conveyance Fee 18.00

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

ARK 11-26-96
Deputy Aud. Date

TRANSFERRED

NOV 26 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

9600063962
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 11-26-1996 At 02:52 PM.
WARNTY DEED 14.00
Vol. 19 Pg. 1025 - 1026

9600063962
HINDERS
FILE

This instrument prepared by: Andrew J. Hinders, Hinders & Hinders, Attorney at Law, 110 West Market Street, Celina, Ohio 45822, telephone (419) 586-4441.

Page 2 of 2 pages, Warranty Deed, R.L. and L.F. Branson to S.T. and J.A. Rosengarten, dated 11/22/96, Initialed RB, JB