



Know all Persons by These Presents

That, Tom R. Zizelman and Beverly K. Zizelman, husband and wife,

the Grantor s, who claim title by or through
instrument recorded in Volume 17 , Page 771, Official Records of Mercer
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good
and valuable consideration ----- received to their full satisfaction of

David A. Garrison and Kellie Jo Garrison

the Grantee s , whose TAX MAILING ADDRESS will be
10107 Herman Road, Celina, Ohio,

Give, Grant, Bargain, Sell and Convey unto the said Grantee s , do
heirs and assigns, the following described premises, situated in the Township
of Dublin , County of Mercer and State of Ohio:

Being a parcel of land situated in the southwest quarter of the southwest quarter of
Section 35, Township 4 South, Range 2 East, being more particularly described as
follows:

Beginning at a 5/8 inch iron bar at the northeast corner of the southwest quarter of the
southwest quarter of said Section 35; thence south along the east line of the southwest
quarter of the southwest quarter of said Section 35 and the centerline of Herman
Road, a distance of four hundred seventy (470.00) feet to a PK nail; thence south 89°
56' 05" west, a distance of two hundred fifty (250.00) feet to a 5/8 inch iron bar;
thence north a distance of four hundred seventy (470.00) feet to a PK nail in the north
line of the southwest quarter of the southwest quarter of said Section 35; thence north
89° 56' 05" east along the north line of the southwest quarter of the southwest quarter
of said Section 35 and the centerline of Keopple Road, a distance of two hundred fifty
(250.00) feet to the place of beginning.

Containing 2.697 acres of land, more or less, subject to all easements and right of
way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional
Surveyor 7764, dated December 3, 1996, on file in the County Engineer's Office.

Grantees hereby assume and agree to pay the January, 1997, and thereafter
installments of real estate taxes and assessments.

APPROVED

MINOR SUBDIVISION

DEC 20 1996

RECORDED
TAX MAP
BY WMP

Exemption paragraph, conveyance Fee 46.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor

ENG. MAP #: 004-3500-0010.01

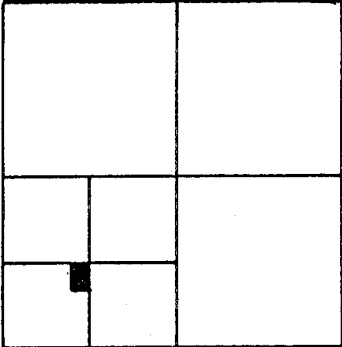
Deputy Aud. Date 12/20/96

TRANSFERRED

DEC 20 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

LOCATION
SKETCH

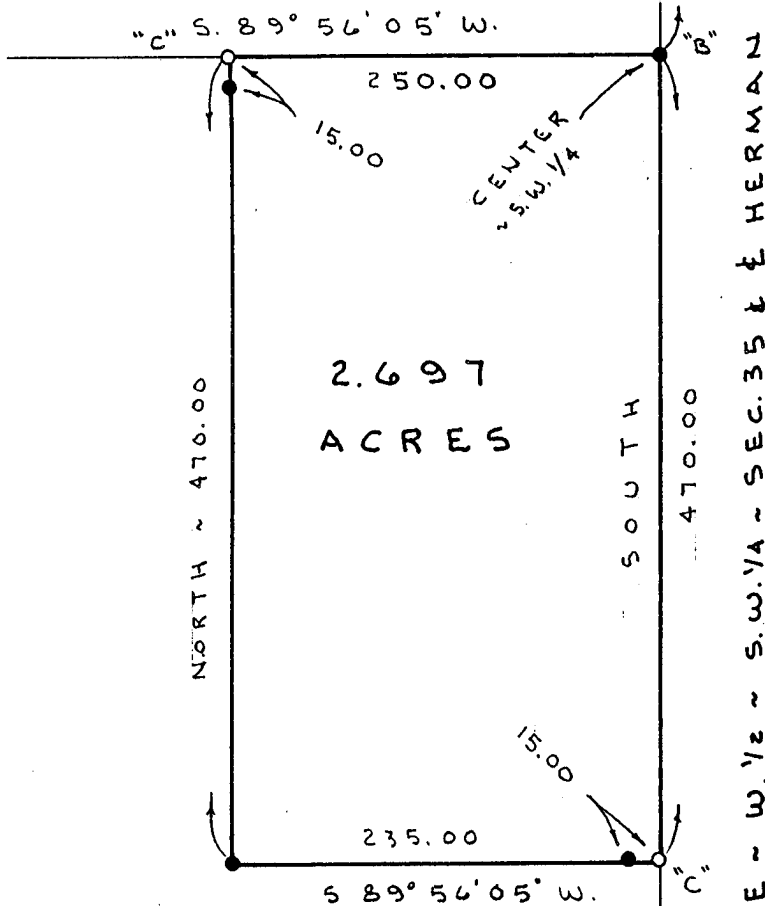
SECTION 35

LEGEND

- "A" = 5/8" IRON BAR FOUND.
 "B" = NAIL FOUND. REPLACED
 WITH 5/8" IRON BAR.
 "C" = P.K. NAIL SET.
 ● = 5/8" IRON BAR SET.

N. LINE ~ S.W. 1/4 ~ S.W. 1/4 ~ SEC. 35 & E. KEOPPLER D.

SURVEYED BY *James W. Gee*
 JAMES W. GEESLIN
 P.S. 7764

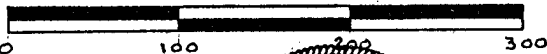


ZIZELMAN SURVEY

PART ~ S.W. 1/4 ~ S.W. 1/4 ~ SEC. 35,
 (DUBLIN TWP.), T. 4 S., R. 2 E.,
 MERCER COUNTY, OHIO.

DEC. 3, 1996

SCALE 1" = 100'



PAID

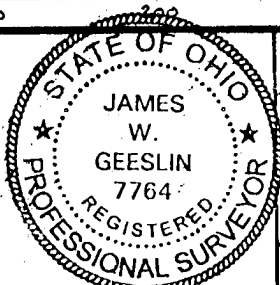
DEC 20 1996

MERCER COUNTY COMMISSIONERS
 CELINA, OHIO

James W. Gee
 Pd 20.00 1 lot

GEESLIN
LAND SURVEYING

810 EAST MARKET STREET
 CELINA, OHIO
 PHONE (419) 586-6155

PERMANENT
PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

APPROVALS
AGENCY
DATE

Charles W. Miller
 Board of Health

County Sanitary Engineer

James W. Gee
 County Engineer

20 DEC 96

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And, Tom R. Zizelman and Beverly K. Zizelman the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have 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 they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Tom R. Zizelman and Beverly K. Zizelman, husband and wife, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of Dower in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 18th day of December, in the year of our Lord one thousand nine hundred and ninety-six (1996).

Signed and acknowledged in presence of

Barbara A. Evers
Witness - Barbara A. Evers

Tom R. Zizelman
TOM R. ZIZELMAN

Diana Moran
Witness - Diana Moran

Beverly K. Zizelman
BEVERLY K. ZIZELMAN

State of Ohio ss. Before me, as Notary Public
Mercer County, in and for said County and State, personally appeared the above named Tom R. Zizelman and Beverly K. Zizelman, 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 hereunto set my hand and

official seal, at Celina, Ohio,
this 18th day of December A. D. 19 96.

Barbara A. Evers
Notary Public for Ohio
My Commission expires:

This instrument prepared by Knapke Law Office, Celina, Ohio.

Warranty Deed

Tom R. and Beverly K.
Zizelman

TO
David A. Garrison and
Kellie Jo Garrison

Transferred _____ 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF _____ SS

RECEIVED FOR RECORD ON THE

day of _____ 19

at _____ o'clock _____ M

and RECORDED _____ 19 in

DEED BOOK _____ PAGE

9600064440

Knapke

FILE

04

RECORDERS FEE \$

9600064440

Filed for Record in

MERCER COUNTY, OHIO

PATRICIA E. GROTE

On 12-20-1996 at 03:18 pm.

WARNTY DEED 18.00

Vol. 21 Pg. 256 - 258