



VOL 25 PAGE 797

**Know all Persons by These Presents**

**That,** Thomas E. Schroeder and Gerreda F. Schroeder, aka  
Gerreda F. Schroeder, husband and wife,

*the Grantors, who claim title by or through  
instrument recorded in Volume 293, Page 589, and Volume 323, Page 449, 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*

Jerrold A. Roehm and Sondra E. Roehm

*the Grantees, whose TAX MAILING ADDRESS will be*

120 East Main Street, Montezuma, Ohio,

**Give, Grant, Bargain, Sell and Convey** *unto the said Grantee s, their*  
*heirs and assigns, the following described premises, situated in the Village*  
*of Montezuma and Township of , County of Mercer and State of Ohio:*  
Franklin,

See description of real estate attached  
hereto as Exhibit "A" and incorporated  
hereby by reference as if fully rewritten  
herein.

Grantors and Grantees herein hereby agree that  
all taxes and assessments are prorated to date  
of closing.

**APPROVED**

MAR 24 1997

MERCER COUNTY  
TAX MAP DEPARTMENT

BY

**TRANSFERRED**

MAR 24 1997

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIOENG. MAP #: 005-2923-05-005.W-14Exemption paragraph, conveyance Fee 70.00

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

LAK 3-24-97  
Deputy Aud. Date

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

**PARCEL NO. 1**

A parcel of land located in Franklin Township, Mercer County, State of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East and lying north of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat of same of record in the records of the Mercer County Recorder's Office and being more particularly described as follows:

Beginning at the Northeast corner of the aforesaid Lot No. 7 said point being in the West line of a parcel of land formerly belonging to Violet B. Linnemann who claims title by deed of record in Volume 4, Page 415 of the records of the Auditor of State, Columbus, Ohio; thence North 88° 04' 54" West, with the North line of the aforesaid Lot No. 7, a distance of 66.84 feet to a point on said line, said point being on the bank of a channel; thence leaving said line and with a line across the lands of the Grantor herein, and the aforesaid channel bank, the following ten (10) courses and distances;

1. North 1° 02' 40" West 18.78 feet to a point;
2. North 24° 40' 01" West 15.41 feet to a point;
3. North 61° 30' 48" West 24.04 feet to a point;
4. North 74° 56' 09" West 23.17 feet to a point;
5. North 64° 23' 38" West 47.96 feet to a point;
6. North 54° 21' 25" West 44.25 feet to a point;
7. North 62° 05' 21" West 91.72 feet to a point;
8. North 47° 29' 34" West 49.10 feet to a point;
9. North 21° 47' 57" West 23.58 feet to a point;
10. North 51° 25' 12" East 3.86 feet to a point, said point being on the bank of Beaver Creek;

thence continuing with the said Creek bank the following six (6) courses and distances:

1. South 65° 50' 24" East 14.43 feet to a point;
2. South 87° 33' 11" East 15.59 feet to a point;
3. North 85° 53' 32" East 25.32 feet to a point;
4. South 76° 32' 41" East 172.86 feet to a point;
5. South 63° 42' 22" East 92.09 feet to a point;
6. South 51° 50' 10" East 22.82 feet to a point, to a point on the aforesaid creek bank said point being at the Northwest corner of the lands of the aforesaid Violet B. Linnemann;

thence South 1° 55' 06" West, with the West line of said lands a distance of 99.61 feet to the PLACE OF BEGINNING containing 28071.46 square feet or 0.64443 acres of land.

**PARCEL NO. 2**

A parcel of land located in the Franklin Township, Mercer County, State of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East, also being a part of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat of same in the records of the Mercer County Recorder's Office and being more particularly described as follows:

Being all of the land lying in Lot No. 7 which lies South of the following described line:

Beginning at the Northeast corner of said Lot No. 7; thence North 88° 04' 54" West, with the North line of said lot a distance of 66.84 feet to a point; thence south 39° 10' 10" West, across said lot, a distance of 41.77 feet to a point; thence north 72° 34' 37" West, continuing

across said lot, a distance of 75.63 feet to a point, said point being in the West line of said lot, said point also being the terminus point of the line herein described, it being the intent to convey herein whatever rights of title the State may have in and to all the land lying in Lot No. 7 which lies Southerly of the aforescribed line containing 11506.00 square feet or 0.26414 acres of land, conveying a total area in the combined parcels No. 1 and No. 2 of 39,577.46 square feet of 0.90857 acres of land, not being the intent to convey title to the waters of Grand Lake St. Marys, its inlets or tributaries; subject to the rights of all legal roads, streets and easements of record.

The foregoing description is based upon a survey made in 1967 by the Jennings and Lawrence Company and a survey made by the Department of Natural Resources in 1977.

Subject to any and all outstanding easements, rights, permits, and right of way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph, and power transmission lines, which may have been granted by the Department of Natural Resources, whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land.

#### PARCEL NO. 3

Being a part of the northwest quarter of Section 29, T6S, R3E, Franklin Township, Village of Montezuma, Mercer County, Ohio as evidenced by Deed Volume 276, Page 5 and Deed Volume 274, Page 171-A, and more particularly described as follows

Commencing for reference at a PK nail marking the location of Station 722+96.55 of the centerline of State Route 219, said point also being the Southerly extension of the westerly line of O.L. 1 of said Village; thence N 01° 55' 06" E along said westerly line of O.L. 1 for a distance of 253.17 feet to a 5/8" re-rod w/cap (set) and the PLACE OF BEGINNING:

Thence continuing N 01° 55' 06" E for a distance of 151.50 feet (151.70 feet shown on plat of survey) to a re-rod (found);

Thence S 51° 50' 10" E for a distance of 32.18 feet to a 5/8" re-rod w/cap (set);

Thence S 12° 59' 05" W for a distance of 135.19 feet to the PLACE OF BEGINNING, containing therein 1,968 square feet more or less.

Reference is made by a survey done by James M. Kent, Registered Surveyor No. 6792 dated August 22, 1991 on file with the Mercer County Engineer's Office.

**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, Thomas E. Schroeder and Gereda F. Schroeder 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

9700001484  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 03-24-1997 At 03:28 pm.  
WARNTY DEED 22.00  
Vol. 25 Pg. 797 - 800

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

9700001484  
KNAPKE  
FILE

And for valuable consideration Thomas E. Schroeder and Gereda F. Schroeder, aka Gerreda F. Schroeder, 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 21st day of March, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

Signed and acknowledged in presence of

Murph Knapke  
Witness - Murph Knapke

Thomas E. Schroeder  
THOMAS E. SCHROEDER

Mary Ann Knapke  
Witness - Mary Ann Knapke

Gereda F. Schroeder  
GEREDA F. SCHROEDER

**State of Ohio** ss. Before me, as Notary Public in and for said County and State, personally appeared the above named Thomas E. Schroeder and Gereda F. Schroeder, aka Gerreda F. Schroeder, 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 21st day of March A. D. 19 97.

Mary Ann Knapke  
Notary Public for Ohio  
My Commission expires: 9/3/2000.

This instrument prepared by KNAPKE LAW OFFICE, CELINA, OHIO.

**Waranty Deed**

Thomas E. Schroeder and  
Gereda F. Schroeder aka  
Gerreda F. Schroeder

TO

Jerrold A. Roehm and  
Sondra E. Roehm

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 \_\_\_\_\_

COUNTY RECORDER

RECORDERS FEE \$ \_\_\_\_\_