

WARRANTY DEED

VOL 26 PAGE 677

KNOW ALL MEN BY THESE PRESENTS That Adam N. Beach, Trustee under a Trust Agreement dated September 4, 1993, of Mercer County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Mark A. Beach and Michelle Beach, whose tax mailing address is 110 South High Street, Ft. Recovery, Ohio 45846, the following real property:

TRACT I:

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

Commencing at the Northwest corner of Lot Number Three (3) Old Plat; thence east on and along the north line of said lot, ninety-four (94) feet to a point; thence south twenty-two (22) feet and eight (8) inches to a point; thence west ninety-four (94) feet to the west line of said Lot #3; thence north twenty-two (22) feet eight (8) inches to the place of beginning, GIBSON TOWNSHIP SIDE OF THE VILLAGE OF FT. RECOVERY.

DEED REFERENCE: Volume 250, Page 527, Mercer Co. Recorder.
Volume 326, Page 295, Mercer Co. Recorder.

TRACT II:

Situated in the Township of Gibson, County of Mercer, State of Ohio, to-wit: Being part of in-lot #3 in the Village of Ft. Recovery, Ohio, and more particularly described as follows: Commencing at a point $22 \frac{2}{3}$ feet south of the northwest corner of in-lot #3 of the incorporated Village of Ft. Recovery, Mercer County, Ohio, Old Plat, Gibson Township side, thence east 10 rods to a point $22 \frac{2}{3}$ feet south of the northeast corner of aforesaid lot, thence south $18 \frac{7}{12}$ feet, thence west 10 rods to Wayne Street, thence north $18 \frac{7}{12}$ feet to the place of beginning. Last transfer of record appears in Volume 127, Page 284, Mercer County Ohio Deed Records.

SAVE AND EXCEPT: The east 71 feet as transferred by the decedent, et. al. to Lowell E. Zimmerman and Wilma A. Zimmerman as recorded in the Mercer County Recorders Office, Volume 284, Page 231, dated approximately May, 1972.

DEED REFERENCE: Volume 282, Page 650, Mercer Co. Recorder.
Volume 326, Page 295, Mercer Co. Recorder.

GRANTOR RESERVES FOR HIMSELF A LIFE ESTATE IN THE UPSTAIRS APARTMENT IN WHICH GRANTOR PRESENTLY RESIDES.

WITNESS my hand this day of March 12, in the year of our Lord, 1997.

SIGNED IN THE PRESENCE OF:

Jonathan P. Hein
Stephanie E. Blie

Adam N. Beach
ADAM N. BEACH, Trustee

STATE OF OHIO:

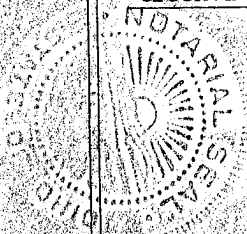
SS:

COUNTY OF DARKE:

VOL **26** PAGE **678**

Before me, a Notary Public in and for said County and State, personally appeared **ADAM N. BEACH, Trustee**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Greenville, Ohio, this 12 day of March, in the year of our Lord, 1997.



Jonathan P. Hein
NOTARY PUBLIC

JONATHAN P. HEIN, ATTORNEY-AT-LAW
Notary Public - State of Ohio
My Commission has no expiration date
OHIO R. C. 147.03

Prepared by: **JONATHAN P. HEIN**, Attorney-at-Law
Greenville, Ohio and Ft. Recovery, Ohio
Prepared at request of Grantor.

wd-beach

TRANSFERB
TRANSFER NOT NECESSARY

APPROVED

APR 09 1997

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. F. E.

APR 9 1997

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

ENG. MAP #: 006-0734-03-001.00-17

~~Revised paragraph, conveyance Fee 6.00~~
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
518, 203 Mark Giesige Mercer
County Auditor.

L.R.C. 4.9.97
Deputy Aud. Date

9700001845¹
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L. SCHROYER
On 04-09-1997 At 03:22 pm.
WARNTY DEED 14.00
Vol. 26 Pg. 677 - 678

9700001845
JONATHAN HEIN
124 W FOURTH ST
GREENVILLE, OH 45331

TRANSFERRED

APR 09 1997

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO