

REAL ESTATE DESCRIPTION: (Continued)

South 29° 13' 42" West Twelve and Eighteen Hundredths (12.18) feet to a point; thence South 85° 32' 19" West Fifty-nine and Seventeen Hundredths (59.17) feet passing an iron pin at Eight (8.00) feet to an iron pin on the East right-of-way of said North Shore Drive; thence North 09° 17' 29" West Ten and Seventeen Hundredths (10.17) feet along said East line to the place of beginning containing 0.015 acres, more or less (638 sq. ft.) being subject to all legal highways and easements of record.

Parcel C:

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST in the following described parcel:

Situated in the Northwest Quarter (¼) of Section Twenty (20), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and being a part of a tract as described in Mercer County Deed Records Volume 298, Page 470, and being more particularly described as follows:

Beginning at a pipe in the Northeast corner of Lot 8-H of Section One (1) of Coldwater Beach as recorded in Mercer County Plat Book 4, Page 39; thence South 88° 43' 53" East Twenty-five and Forty Hundredths (25.40) feet to an axle on the East side of North Shore Drive; thence South 09° 17' 29" East One Hundred Thirty-four and Thirty-two Hundredths (134.32) feet along said East line to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence North 85° 32' 19" East Seventy-four and Forty Hundredths (74.40) feet passing an iron pin at Fifty-two and Forty Hundredths (52.40) feet to a point; thence South 29° 13' 42" West Twelve and Eighteen Hundredths (12.18) feet to a point; thence South 85° 32' 19" West Sixty-six and Seventy-nine Hundredths (66.79) feet passing an iron pin at Fifteen (15.00) feet to an iron pin on the East right-of-way of said North Shore Drive; thence North 09° 17' 29" West Ten and Seventeen Hundredths (10.17) feet along said East line to the place of beginning containing 0.016 acres, more or less, (715 sq. ft.) being subject to all legal highways and easements of record.

The description of the above parcels in Tract 2 was prepared from an actual survey completed in May, 1986, by Richard T. Mote, Registered Surveyor No. 5552.

The parcels in Tract Two are subject to a number of miscellaneous restrictions as same are set forth in Deed Volume 299, Page 776, which shall run with the land.

LAST TRANSFER: Deed Volume 299, Page 774

APPROVED

JUN 24 1997

MERCER COUNTY
TAX MAP DEPARTMENT

BY _____

~~Exemption paragraph, conveyance Fee \$250~~
The Grantor and Grantee of this deed have
consulted with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 6-24-97
Deputy Aud. Date

005-2024-01-627.00-09
005-2024-01-628.00-09
005-2024-01-637.00-09
005-2024-01-627.00-07

ENG. MAP #: 005-2024-01-627.00-07

TRANSFERRED

JUN 24 1997

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns forever.

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances.

and further, that said Grantors will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Douglas E. Eshelman and Kimberly Eshelman do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Estate in the above described premises.

In Witness Whereof, we have hereunto set our hands, the day of June, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

Signed and acknowledged in presence of
Mary B. Cyink
Carolyn Kohlrieser
Douglas E. Eshelman
Kimberly Eshelman

State of Ohio } ss. Before me, a Notary Public
Mercer County, }
in and for said County and State, personally appeared
the above named Douglas E. Eshelman and Kimberly Eshelman, 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 20th day of June, A.D. 1997.
Carolyn Kohlrieser
Notary Public, State of Ohio
CAROLYN M. KOHLRIESER
Notary Public - State of Ohio
Commission Expires September 5, 2000
Recorded In Mercer County
9700003437
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 06-24-1997 At 09:40 am.
SURVIV DEED 18.00
Vol. 31 Pg. 246 - 248
9700003437
DOUG ESHELMAN
FILE

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street
Celina, OH 45822

Warranty Deed

TO
Douglas E. Eshelman and
Kimberly Eshelman, his wife

Eugene Smith and
Mariatne W. Smith
P.O. Box 119
Arcanum, OH 45304

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 \$ _____

LAW OFFICES
PURDY, LAMMERS & SCHIAVONE
113 EAST MARKET ST.
CELINA, OHIO 45822