

**QUIT-CLAIM DEED****KNOW ALL MEN by THESE PRESENTS**

**THAT** ELMER H. KLOSTERMAN and EULALIA M. KLOSTERMAN, husband and wife, Grantors in consideration of One Dollar and Zero Cents (\$1.00) and other good and valuable consideration to them in hand paid by **ELMER H. KLOSTERMAN**, as Trustee of the **ELMER H. KLOSTERMAN TRUST** uad the 13<sup>th</sup> day of August, 1997, Grantee whose address is 4659 Harrison Road, Celina, Ohio 45822

do hereby Remise, Release and Forever Quit Claim to the said Grantee, his successors and assigns forever, the following described Real Estate situate in the Township of Franklin the County of Mercer and State of Ohio, to-wit:

See Exhibit "1" attached hereto and made a part hereof-----

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;

To Have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his successors and assigns forever.

In Witness Whereof, the said **ELMER H. KLOSTERMAN** and **EULALIA M. KLOSTERMAN**, husband and wife, Grantors, who hereby release all their respective right and expectancy of dower in said premises, have hereunto set their hands, this 13<sup>th</sup> day of August, 1997.

Signed and acknowledged in presence of:

Gary Flinn

GARY FLINN

Joyce L. Lynne

Joyce L. Lynne

Elmer H. Klosterman  
ELMER H. KLOSTERMAN

Eulalia M. Klosterman  
EULALIA M. KLOSTERMAN

State of Ohio, Darke County, ss.

On this 13<sup>th</sup> day of August, 1997, before me, a Notary Public in and for said county, personally came **ELMER H. KLOSTERMAN** and **EULALIA M. KLOSTERMAN**, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

GARY L. FLINN, Attorney-At-Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

Gary Flinn  
Notary Public



AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Township of Franklin, County of Mercer and State of Ohio, and bounded and described as follows:

The east one-half (1/2) of the southeast quarter (1/4) of Section 28, Town 6 South, Range 3 East, less and except the following out of the southwest corner thereof, which exception is described as follows, to-wit;

Commencing at the southwest corner of the east half of the southeast quarter (1/4) of Section 28, Town 6 South, Range 3 East, thence north 9 rods; thence east 17 7/9 rods, thence south 9 rods to the section line; thence west on and along the section line 17 7/9 rods to the place of beginning, containing one (1) acre of land more or less and containing after said exception, seventy-nine (79) acres of land more or less.

**EXCEPT:** Situate in the Township of Franklin in the County of Mercer and the State of Ohio.

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the east half of the southeast quarter of Section 28, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner at the northeast corner of the southeast quarter of said Section 28.

Thence, west, along the north line of the southeast quarter of said Section 28 and the centerline of County Road 219-A, a distance of nine hundred seventy-six and 52/100 (976.52) feet to a mine spike set by this survey. Said point being the place of beginning for the parcel to be conveyed by this instrument.

Thence, continuing, west, along the last described line, a distance of three hundred fifty-two and 13/100 (352.13) feet to a mine spike set by this survey at the northwest corner of the east half of the southeast quarter of said Section 28.

Thence, south 00° 00' 41" east, along the west line of the east half of the southeast quarter of said Section 28, a distance of two hundred forty-seven and 41/100 (247.41) feet to a 5/8 inch iron bar set by this survey.

Thence, east, a distance of three hundred fifty-two and 13/100 (352.13) feet to a 5/8 inch bar set by this survey.

Thence, north 00° 00' 41" west, a distance of two hundred forty-seven and 41/100 (247.41) feet to the place of beginning.

Containing 2.000 acres of land more or less of which the northerly thirty (30.00) feet is dedicated as road right-of-way of record.

Subject to all legal highways, easements and restrictions of record.

Prior Reference: Volume 181, Page 50, Volume 283, Page 444 and Volume 311, Page 375, of the Deed Records of Mercer County, Ohio.

Parcel Number: 9-117200-0000 (77.0000 acres)

**APPROVED**

AUG 18 1997

MERCER COUNTY  
TAX MAP DEPARTMENT

BY

Exemption paragraph, conveyance Fee 67  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

Deputy Aud. Date

*ARK*

8-18-97

**TRANSFERRED**

AUG 18 1997

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*This instrument was prepared by Gary L. Flinn of Flinn and Muntean Co., L.P.A., 429 Memorial Drive, Greenville, Ohio 45331, at the specific request of the Grantor, based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the parties hereto signifying their assent to this Disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.*

**QUIT CLAIM DEED**

*From*

*ELMER H. KLOSTERMAN*

*and*

*EULALIA M. KLOSTERMAN*

*To*

*ELMER H. KLOSTERMAN,  
as Trustee*

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9700004557  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 08-18-1997 At 03:49 pm.  
QUIT C DEED 18.00  
Vol. 34 Pg. 499 - 501

9700004557  
FLINN AND MUNTEAN CO  
429 MEMORIAL DR  
GREENVILLE, OH 45331