

That the Grantors, **Danny R. Bechtol and Mollie M. Bechtol**, Husband and Wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Michael Thien and Susan Thien**, whose tax mailing address is Ft. Recovery, OH 45846, the following real property:

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

Being a part of In-Lot Number Fifteen (15) of the Original Recorded Plat of the Village of Ft. Recovery, Gibson Township, Mercer County, Ohio, and described as follows:

Commencing at the Northeast corner of In-Lot Number Fifteen (15); thence South Twenty (20) feet Three (3) inches; thence West One Hundred Sixty-five (165) feet; thence North Twenty (20) feet Three (3) inches; thence East One Hundred Sixty-Five (165) feet to the place of beginning.

This tract is subject to all easements, restrictions and limitations imposed thereon.

ALSO All interest of Grantors in a lease recorded in Lease Vol. 35 Pg. 356, Mercer Co. Ohio Recorder's Office.

Last transfer of record appears in Volume 314, Page 924, of the Mercer County Recorder's Records of Deeds.

Grantees assume and agree to pay the December, 1997 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 24 1998

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 24 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

TAX MAP #: ~~006-0934-02-011.00-17~~

Exemption paragraph, conveyance Fee 47.00

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

SAK 2-24-98
Deputy Aud. Date

The Grantors herein, Danny R. Bechtol and Mollie M. Bechtol, Husband and Wife, hereby release all rights of dower.

Witness our hands, this 18th day of February, 1998.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

Karen G. Fleming
Karen G. Fleming
Joanne Jenkins
Joanne Jenkins

Danny R. Bechtol
Danny R. Bechtol
Mollie M. Bechtol
Mollie M. Bechtol

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Danny R. Bechtol and Mollie M. Bechtol, 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 February, 1998.

KAREN G. FLEMING
- Notary Public-State of Ohio
My Commission Expires 9/30/02

Karen G. Fleming
Notary Public

9800001226
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 02-24-1998 At 10:57 am.
WARRANTY DEED 14.00
Vol. 46 Pg. 918 - 919

This instrument prepared by:
MEIKLE, TESNO & LUTH, ATTYS.
100 N. Main Street
Celina, Ohio 45822

9800001226
SECOND NATIONAL BANK
PO BOX 130
GREENVILLE, OH 45331

OHIO WARRANTY DEED

Danny R. Bechtol and
Mollie M. Bechtol

TO

Michael Thien and
Susan Thien