



Know all Men by these Presents

Grant SUFFICIENT
FOR TAX MAPPING PURPOSES

001 2 5 1998

MERCER COUNTY
TAX MAP DEPARTMENT

in consideration of One Dollar and Other Valuable Consideration-----

to him *paid by* Melvin D. Steinbrunner and
Martha A. Steinbrunner

Whose address is: 8270 Rice Road, Celina, Ohio 45822

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain,

Sell and Convey *to the said* Melvin D. Steinbrunner and
Martha A. Steinbrunner,

their heirs and assigns forever,

the following described premises, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Beginning at the cornerstone at the West quarter post of said Section Twenty-two (22); thence North $00^{\circ} 17' 48''$ East along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22) and the centerline of Rice Road, a distance of Three Hundred Thirty and One Hundredth (330.01) feet to a railroad spike; thence North $89^{\circ} 46'$ East a distance of Six Hundred Sixty (660.00) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar in the East line of the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22); thence South $00^{\circ} 17' 48''$ West along said East line of the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) a distance of Three Hundred Thirty and One Hundredth (330.01) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar at the Southeast corner of said West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22); thence South $89^{\circ} 46'$ West along the East-West half section line of said Section Twenty-two (22), a distance of Six Hundred Sixty (660.00) feet to the place of beginning, containing Five (5.00) acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated April 13, 1977, on file in the County Engineer's Office.

LESS AND EXCEPT THE FOLLOWING:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

TAX MAP #: 06-22-100-007

Beginning at a point One Hundred Sixty-five and One Hundredth (165.01) feet North of the cornerstone at the West quarter post of said Section Twenty-two (22); thence continuing North 00° 17' 48" East along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22) and the centerline of Rice Road, a distance of One Hundred Sixty-five (165) feet to a railroad spike; thence North 89° 46' East, a distance of Six Hundred Sixty (660.00) feet to a Five-eighths ($\frac{5}{8}$) inch iron bar in the East line of the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22); thence South 00° 17' 48" West along said East line of the West One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), a distance of One Hundred Sixty-five (165) feet to a point; thence South 89° 46' West, a distance of Six Hundred Sixty (660.00) feet to the place of beginning, containing in said exception Two and Five Tenths (2.5) acres of land, more or less, subject to all easements and right-of-way of record.

Containing in all after said exception Two and Five Tenths (2.5) acres of land, more or less.

Grantor herein assumes and agrees to pay the January, 1999, installment of real estate taxes and assessments hereon and the Grantees all taxes and assessments due and payable thereafter beginning with the July, 1999, installment.

LAST TRANSFERS: Deed Volume 317, Page 11, and O.R. Volume 45, Page 885

and all the **Estate, Title and Interest** *of the said*

Jeffery L. Colson

either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof. To have and to hold the same to the only proper use of the said

Melvin D. Steinbrunner and Martha A. Steinbrunner,

their heirs, and assigns forever,

And the said Jeffery L. Colson

for himself and his heirs, executors and administrators, do es hereby Covenant with the said

Melvin D. Steinbrunner and Martha A. Steinbrunner,

their heirs, and assigns,

that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And Further,** *That he does* **Warrant and will Defend** *the same against all claim or claims, of all persons whomsoever; except for taxes and assessments beginning with the July, 1999, installment.*

TRANSFERRED

Exemption paragraph, conveyance Fee 112.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
LJK 10-20-98
Deputy Aud. Date

OCT 20 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

In Witness Whereof, The said Jeffery L. Colson

~~whereby, release all right and expectancy of return in the said~~
~~premises, has~~ hereunto set his hand this
16 day of October in the year of our Lord
one thousand nine hundred ninety-eight (1998).

Signed and acknowledged in presence of

Kristi J. McNew
Kristi J. McNew
Charles E. Engle
Charles E. Engle

Jeffery L. Colson
Jeffery L. Colson
9800007652
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 10-20-1998 At 10:57 am.
WARNTY DEED 18.00
Book OR Vol. 65 Pg. 677 - 679
9800007652
KNAPKE
FILE

State of Ohio, County of Mercer, ss.

Be it Remembered, That on this 16 day of
October, in the year of our Lord one thousand nine hundred
ninety-eight (1998), before me, the subscriber, a Notary Public
in and for said county, personally came Jeffery L. Colson, an unmarried
person,

the grantor in the foregoing Deed, and acknowledged the signing
therof to be his voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed
my name and affixed my notarial seal
on the day and year last aforesaid.

Kristi J. McNew
Notary Public, State of Ohio
KRISTI J. MCNEW

Notary Public - State of Ohio
My Commission Expires October 1, 2002
Recorded in Mercer County

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS.
Celina, Ohio 45822