



# Know All Men By These Presents.

**That** Walt Budde Construction, Inc., an Ohio Corporation,

who claim title by or through instrument, recorded in Volume 48, the Grantor, County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of One Dollar and Other Valuable Consideration, ----- Dollars (\$ 1.00 ) received to its full satisfaction of John T. Powell and Juanita O. Powell,

the Grantees, whose TAX MAILING ADDRESS will be 6597 Brookside Dr., Celina, OH 45822 does

**Give, Grant, Bargain, Sell and Convey** unto the said Grantees, John T. Powell and Juanita O. Powell, husband and wife, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns, the following described premises, situated in the Township of Franklin, County of Mercer and State of Ohio:

Being Lot Number Forty-one (41) of Brookside Estates, which Subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer County Recorder's Records of Plats, as said Lot is shown upon the recorded plat thereof, and subject to all easements, conditions, restrictions and rights of way of record.

ALSO: Being a part of the Southwest portion of Lot Number Forty-two (42) of Brookside Estates of part of Section Twenty-nine (29), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the Southwesterly corner of said Lot Forty-two (42); thence South 69° 53' 42" West along the Southerly line of said Lot Forty-two (42), for a distance of Ninety-three and Seventy-three Hundredths (93.73) feet to a Five-eighths (5/8) inch re-rod w/cap (set), said re-rod being the POINT OF BEGINNING; thence continuing along the Southerly line of said Lot Forty-two (42), South 69° 53' 42" West for a distance of Nineteen and Sixty-seven Hundredths (19.67) feet to a Five-eighths (5/8) inch re-rod w/cap (set); thence North 60° 24' 45" West for a distance of Thirty-seven and Twenty-six Hundredths (37.26) feet to a Five-eighths (5/8) inch re-rod w/cap (set) on the Easterly edge of a channel; thence North 08° 43' 42" East along the Easterly edge of the aforesaid channel for a distance of Sixteen and Five Hundredths (16.05) feet to a Five-eighths (5/8) inch re-rod w/cap (set); thence South 60° 24' 45" East for a distance of Fifty-five and Seventy Hundredths (55.70) feet to the POINT OF BEGINNING, containing therein Six Hundred Ninety-seven (697) square feet.

Prepared by James M. Kent, PS 6792 OH, with reference hereby made to a plat of survey, Kent Surveying Drawing #2649, dated 1-25-97.

LAST TRANSFER: Official Records Volume 48, Page 917 complied with the provisions of R. C. 319, 202 Mark Giesige, Mercer County Auditor.

Exemption paragraph, conveyance fee 144.50

The Grantor and Grantee of this deed

E. M. 11-28-98

Deputy Aud. Date

Grantor and Grantees herein agree that Grantor shall pay the January, 1999, installment of taxes and assessments, and the Grantees shall pay the July, 1999, installment hereon and all taxes and assessments thereafter.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

TAX MAP #: 09-29-103-006

NOV 15 1998

~~the the some more or less, but not to exceed the legal boundaries~~

MERCER COUNTY  
TAX MAP DEPARTMENT

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 Grantor, for itself and its successors and assigns, hereby covenants with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in FEE SIMPLE, and has 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 Grantor will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Walt Budde Construction, Inc., does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all its right and interest in the above described premises.

In Witness Whereof, Grantor has hereunto set its hand, the 23rd day of November, in the year of our Lord one thousand nine hundred and ninety-eight (1998).

Signed and acknowledged in presence of

Roland U. Thobe By: Walter Budde President  
ROLAND U. THOBE  
Wilhelmina Unger  
WILHELMINA UNGER

9800008749  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L. SCHROYER  
On 11-23-1998 At 04:56 pm.  
SURVIV DEED 14.00  
Book OR Vol. 69 Pg. 160 - 161

State of Ohio } ss. Before me, a Notary Public  
MERCER County, }

in and for said County and State, personally appeared the above named Walt Budde Construction, Inc., by Walter Budde, its President,

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed personally and as such Officer and of said Corporation.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 23rd day of November, A. D. 1998.



Wilhelmina Unger  
Notary Public, State of Ohio

9800008749  
JOHN T. POWELL  
6597 BROOKSIDE DR  
CELINA, OH 45822

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTORNEYS, CELINA, OHIO 45822

Warranty Deed

WALT BUDDER CONSTRUCTION, INC.,  
An Ohio Corporation

TO

John T. Powell and  
Juanita O. Powell  
6597 Brookside Drive  
Celina, OH 45822

TRANSFERRED

Transferred 19 NOV 23 1998

MARK GIESSE AUDITOR  
COUNTY AUDITOR  
STATE OF OHIO  
MERCER COUNTY, OHIO

COUNTY OF \_\_\_\_\_ SS  
RECEIVED FOR RECORD ON THE  
day of \_\_\_\_\_ 19  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and RECORDED \_\_\_\_\_ 19 in  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

RECORDERS FEE \$ \_\_\_\_\_

COUNTY RECORDER

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