

## GENERAL WARRANTY DEED

That **Joseph L. Timmerman and Catherine E. Timmerman**, his wife, grantors, of Mercer County, State of Ohio, for valuable consideration paid, the receipt of which is hereby acknowledged, do hereby grant to **Roger Hueing and Brenda Hueing**, husband and wife, grantees, whose tax-mailing address is 4170 Fleetfoot Road, Coldwater, OH 45828, grantees' heirs and assigns forever, all that parcel of land situated in the Township of Butler, County of Mercer, State of Ohio, and bounded as follows:

Being Lot Number Five (5) in Kunk's Subdivision in the Southwest Quarter of Section 35, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, as the same is shown on the recorded plat thereof, recorded in Plat Book 5, Page 34, Plat Records of Mercer County, Ohio, subject to all easements, conditions, limitations and restrictions of record.

ALSO:

Being a parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 35, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Being a strip of land fifty (50.00) feet wide located immediately east of and adjacent to Lot Number Five (5) of Kunk's Subdivision and described as follows:

Beginning at the Northeast corner of Lot Number Five (5) of Kunk's Subdivision in Section 35, Butler Township; thence South on and along the east line of said lot a distance of One hundred twenty (120.00) feet to the southeast corner of said lot; thence east a distance of fifty (50.00) feet; thence North a distance of One hundred twenty (120.00) feet; thence West a distance of Fifty (50.00) feet to the place of beginning, containing 0.14 of an acre of land, more or less.

Parcel No. 03-041900.0000.

Prior Instrument Reference: Volume 321, Page 803, Deed Record of Mercer County, Ohio.

Grantors agree to pay the taxes and assessments due and payable in July, 1999. Grantees assume and agree to pay the real estate taxes and assessments due and payable thereafter.

To have and to hold the granted premises, and all the rights, easements, and appurtenances thereto belonging, to Roger Hueing and Brenda Hueing, grantees, and grantees' heirs and assigns, to grantees and their own use and behalf forever.

And Joseph L. Timmerman and Catherine E. Timmerman, wife of Grantor, do hereby, for themselves and their heirs, executors, and administrators, covenant with the grantees, grantees' heirs and assigns, that they are lawfully seized in fee of the granted premises; that it is free from all encumbrances; that they have good right to sell and convey the same as aforesaid; and that they and their heirs, executors, and administrators shall warrant and defend the same to the grantees, grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

Page 1 of 2 pages, Deed, J.L. Timmerman and C.E. Timmerman  
to R. Hueing and B. Hueing

Dated \_\_\_/\_\_\_/1999, Initialed for identification JL, CE

And for the consideration as aforesaid, We, Joseph L. Timmerman and Catherine E. Timmerman, husband and wife, do hereby release unto the grantees and grantees' heirs and assigns all right of dower in the granted premises.

In witness whereof, Joseph L. Timmerman and Catherine E. Timmerman, have hereunto set their hands this 11th day of May, 1999.

Signed in the presence of:

John J. Hinders  
John J. Hinders  
Bonita R. Knapschaefer  
Bonita R. Knapschaefer

Joseph L. Timmerman  
Joseph L. Timmerman  
Catherine E. Timmerman  
Catherine E. Timmerman

9900003494  
DELTA TITLE AGENCY INC  
202 SCIOTO ST  
URBANA, OH 43078

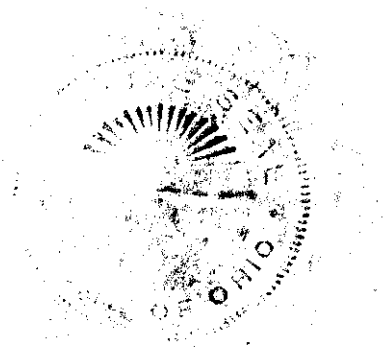
State of Ohio, County of Mercer ss:

Sworn to and subscribe before me, a Notary Public in and for the State of Ohio, by Joseph L. Timmerman and Catherine E. Timmerman, the grantors in the foregoing instrument, who, acknowledged the signing thereof to be their free act and deed.

Witness my official seal and signature affixed on the 11th day of May, 1999.

Bonita R. Knapschaefer

BONITA R. KNAPSCHAEFER  
Notary Public - State of Ohio  
My commission expires December 1, 2003  
Recorded in Mercer County



DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 14 1999

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP # 18-35-300-006

~~Exemption paragraph, conveyance Fee~~ 73<sup>50</sup>  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

KP 5-14-99  
Deputy Aud. Date

**TRANSFERRED**

MAY 14 1999

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

9900003494  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 05-14-1999 At 12:52 pm.  
WARNTY DEED 14.00  
Book OR Vol. 84 Pg. 766 - 767

This instrument prepared by: Andrew J. Hinders, Hinders & Hinders, Attorney at Law, 110 West Market Street, Celina, Ohio 45822, telephone (419) 586-4441.

Page 2 of 2 pages, Deed, J.L. Timmerman and C.E. Timmerman to R. Hueing and B. Hueing

Dated 5/11/1999, Initialed for identification JI, CI