

## OHIO WARRANTY DEED

Instrument Book Page  
200500006529 DR 205 1254

## KNOW ALL PERSONS BY THESE PRESENTS

That, David A. Roth, Jr., and Julie A. Roth fka Julie A. Merriman, husband and wife, who claim title by or through instruments recorded in Deed Volume 312, Page 151, and Official Record Volume 197, Page 349, Mercer County Recorder's Records, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

Mark A. Williams, Clayton A. Williams, and Janine I. Williams

the Grantees, whose TAX MAILING ADDRESS will be 1640 Wilson Road, Rockford, Ohio 45882, do GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the TOWNSHIP of BLACKCREEK, COUNTY of MERCER, and STATE of OHIO:

Being a tract out of the West half, Northeast Quarter, Southwest Quarter of (W ½, NE ¼, SW ¼), Section 22, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio and more particularly described as follows:

Beginning at the northwest corner of the East half of the Southwest Quarter, Section 22, T4S, R1E, Blackcreek Township, said corner being defined by a spike set on the half section line, also being the centerline of the Wilson Road,

Thence East on and along the half section line, Three hundred ten and nine hundredths (310.09) feet to a spike set,

Thence, South 00°23'15" West, One hundred seventy-one (171.00) feet to an iron pin set, and passing thru an iron pin set at thirty (30.00) feet,

Thence West, three hundred ten and nine hundredths (310.09) feet to an iron pin set,

Thence North 00°23'15" East, One hundred seventy-one (171.00) feet to the place of beginning and passing thru an iron pin set at One hundred forty-one (141.00) feet.

The afore described tract contains One and two hundred seventeen thousandths (1.217) acres, more or less, subject to all roadways and easements of record, is part of the lands last described in the Mercer County Record of Deeds, Volume 281, Page 457, and is shown on a plat of survey filed with the Mercer County Engineer.

The Grantors, as part of this subdivision of land, dedicate additional land south of and adjacent to the existing right of way of the Wilson Road to create a thirty (30.00) foot right of way along this parcel in accordance with the prevailing subdivisions regulations of Mercer County.

All bearings for this survey description were turned from the half section line of Section 22, also being the centerline of the Wilson Road assumed as East-West.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Tax Parcel I.D. #01-029800.0200

Tax Map # 01-22-300-002

Grantors and Grantees hereby agree that all real estate taxes and assessments are prorated to the date of closing.

**TRANSFERRED**

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 21 2005

OCT 21 2005

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 174.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP 10-21-05  
Deputy Aud. Date

be the same more or less, but subject to all legal highways.

**TO HAVE AND TO HOLD** the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And **David A. Roth, Jr. and Julie A. Roth fka, Julie A. Merriman, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, have a good and indefeasible estate in **FEF SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **free from all encumbrances whatsoever** and that **they will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **David A. Roth, Jr. and Julie A. Roth fka, Julie A. Merriman, husband and wife**, do hereby remise, release, and forever quit claim unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: Oct 18, 2005

David A. Roth, Jr.  
David A. Roth, Jr.

Julie A. Roth fka, Julie A. Merriman  
Julie A. Roth fka, Julie A. Merriman

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **David A. Roth, Jr. and Julie A. Roth fka, Julie A. Merriman, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 18 day of Oct, A.D. 2005.



**JAMES D. SHAFER**  
Notary Public - State of Ohio  
My Commission Expires  
November 16, 2007

James D. Shaffer  
Notary Public for Ohio  
My Commission Expires:

200500006529  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K. BARGER  
10-21-2005 At 03:02 pm.  
WARRANTY DEED 28.00  
OR Book 205 Page 1254 - 1255

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822  
At Request of: Jim Shaffer Real Estate, 11661 St. Rt. 707, Mendon, OH 45862

200500006529  
PEOPLES  
FILE