

5474

Ohio Quit-Claim Deed

NUMBER E-569
Amount of Conveyance
Fee Paid eleven
Nancy Dixon
Van Wert County Auditor

Instrument Book Page
200500007201 OR 206 1816
200500005474
Filed for Record in
VAN WERT COUNTY OHIO
NANCY A. HARTING RECORDER
11-14-2005 At 02:13 pm.
QUIT CLAIM 28.00
OR Book 316 Page 430 - 481

KNOW ALL MEN BY THESE PRESENTS

THAT RILLA B. RIPLEY, An Unmarried Adult, the GRANTOR, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations (Consideration Less Than One Hundred and No/100 (\$100.00) Dollars) to her in hand paid by JAMES D. RIPLEY and VICKI L. RIGGS, the GRANTEES, whose address is 1177 Nanette Lane, Van Wert, Ohio 45891, does hereby **Remise, Release and Forever Quit Claim** to the said JAMES D. RIPLEY and VICKI L. RIGGS, the GRANTEES, their heirs and assigns forever, the following described Real Estate situate in the City of Van Wert, County of Van Wert, and State of Ohio, to-wit:

TRACT ONE: Being all of Lot Four Thousand Sixty-six (4066) in the Washington Place Subdivision in the City of Van Wert.

APPROVED
KYLE J. WENDEL
COUNTY ENGINEER

TRACT TWO: An undivided one-half interest in the following described Real Estate situate in the Township of Blackcreek, County of Mercer and state of Ohio, to-wit: in the northwest quarter of Section Fourteen (14), Town Four (4) South, Range One (1) East, containing One Hundred Sixty and No/100 (160.00) acres of land.

ALSO, Twelve (12) acres of land in Section Fifteen (15), in said Township more particularly described as follows: Being a strip of land Twenty-four (24) rods wide off of the East end of the South half of the Northeast Quarter of Section Fifteen (15), Town Four (4) South, Range One (1) East, containing Twelve (12) acres of land, more or less.

LESS AND EXCEPT: Being a parcel out of the Northwest Quarter, Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section Fourteen (14), Town Four (4) South, Range One (1) East, Blackcreek Township, said point being defined by an iron pin found at the intersection of the centerlines of the Rockford West Road and the Jordon Road,

Thence North on and along the half section line, also being the centerline of the Jordon Road, One Thousand Five Hundred Six and 45/100 (1506.45) feet to a railroad spike set as the place of beginning,

Thence continuing North along the half section line, One Hundred Eighty-six and 20/100 (186.20) feet to a spike set,

Thence North 89 ° 59" 40' West, One Hundred Sixty-two and 39/100 (162.39) feet to an iron pin set and passing thru an iron pin set at Thirty and No/100 (30.00) feet,

Thence South 00 ° 01" 00' West, Eighty-one and 89/100 (81.89) feet to an iron pin set,

Thence North 89 ° 59" 30' West, One Hundred Eighty-five and 88/100 (185.88) feet to an iron pin set,

Thence South 00 ° 06" 40' West, One Hundred Four and 38/100 (104.38) feet to an iron pin set,

Thence North 89 ° 59" 40' East, Three Hundred Forty-eight and 47/100 (348.47) feet to the place of beginning and passing thru an iron pin set at Three Hundred Eighteen and 47/100 (318.47) feet.

200500005474
RUNSER & PUTMAN LLC

TRANSFERRED

NOV 18 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee, ED
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202 Mark Giesige Mercer
County Auditor.

11-18-05

Deputy Aud. Date



0816PC0480

The aforesaid exception contains One and 140/1000 (1.140) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 285, Page 644 and is shown on the plat of survey filed with the Mercer County Engineer.

The owner in fee simple title has dedicated additional land West of and adjacent to the existing right of way of the Jordon Road to create a Thirty and No/100 (30.00) foot right of way along this parcel.

All bearings for this survey description were turned from the half section line of Section Fourteen (14), Assumed North-South.

A survey of this exception was prepared by Roy F. Thompson, Jr., Reg. Sur. #5379

Containing after said exception One Hundred Seventy and 86/100 (170.86) acres, more or less.

1-14-100-001 1-01760.0100
1-15-200-004 1-01900.0000

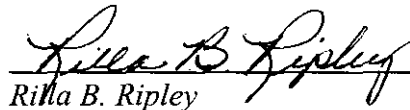
RECITAL: The GRANTOR herein reserves unto herself a life estate in the above described premises for and during her natural lifetime.

Last Transfer: Tract One: Official Record Volume 281, Page 304 of Van Wert County, Ohio
Tract Two: Deed Record Volume 285, Page 644 and Volume 286, Page 150 of Mercer County, Ohio

and all the Estate, Title and Interest of said GRANTOR in and to the said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, their heirs and assigns, forever.

200500007201
RUNSER & PUTMAN LLC
111 E MAIN ST
SUITE 105
VAN WERT, OH 45891-1757

IN WITNESS WHEREOF, the said RILLA B. RIPLEY, An Unmarried Adult, the GRANTOR, has hereunto set her hand this 21st day of September, in the year of our Lord two thousand five.


Rilla B. Ripley

STATE OF OHIO, COUNTY OF VAN WERT, ss:

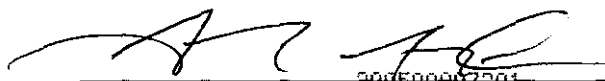
Be it Remembered, That on this 21st day of September, in the year of our Lord two thousand five, before me, a subscriber, a Notary Public in and for said county, personally came RILLA B. RIPLEY, An Unmarried Adult, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.
DESCRIPTION
SUFFICIENT
TAX MAPPING PURPOSES

NOV 18 2005

MERCER COUNTY
TAX MAP DEPARTMENT

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
RUNSER & PUTMAN, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200


Notary Public

200500007201
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
11-18-2005 At 10:56 am.
QUIT C DEED 28.00
OR Book 206 Page 1816 - 1817



TRANSFERRED

NOV 14 2005

VAN WERT COUNTY OHIO
DEP. AUDITOR



SHAUN PUTMAN - Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.