

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

that **DONALD L. WENDEL and PATRICIA L. WENDEL**, husband and wife, of Mercer County, Ohio, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS** to them in hand paid by **P. D. & SONS, INC.**, an Ohio corporation, whose address will be 702 Blue Jacket Drive, Ft. Recovery, Ohio 45846, they do hereby **GRANT, BARGAIN, SELL AND CONVEY** with general warranty covenants to the said **P. D. & SONS, INC.**, its successors and assigns forever, the following described REAL ESTATE:

Situated in the County of Mercer, in the State of Ohio and
in the Township of Gibson:

Being a tract of land located in the Northeast quarter (1/4) of the
Northwest quarter of Section 16, Town 15 South, Range 1 East, Gibson
Township, Mercer County, Ohio, and more definitely described as
follows:

Beginning at an iron pin "A" set in center of Ft. Recovery-Union City
Road said point being the Northwest corner of Wm. Braun farm and
Southwest corner of Mabel Hastings 2.65 acre tract as described in
Volume 148, Page 371, Mercer County Deed Records. Thence South
along center line of Union City-Ft. Recovery Road 150 feet to iron
pin "B"; thence Easterly 195 feet parallel with Hastings-Braun property
line to iron pin "C"; thence Northerly parallel with center line of Union
City-Ft. Recovery Road 150 feet to iron pin "D" set on Hastings-Braun
property line; thence Westerly 195 feet along Hastings-Braun property
line to point of beginning.

Tract is parallelogram 150 x 195 feet lying adjacent to Union City-
Recovery Pike on the West and Mabel Hastings property on the North
and is subject to right of way of County Road on the West end.

This conveyance is subject to all the conditions and restrictions and
conveys all the rights and privileges set forth in the prior deed recorded
in Volume (OR) 95, Page 799, Deed Records of Mercer
County, Ohio.

Permanent Parcel #16-008600.0000

13-16-176-002

TRANSFERRED

JAN 22 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ (EM)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
Deputy Aud. Date 1-22-07

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 22 2007


MERCER COUNTY
TAX MAP DEPARTMENT

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors, in and to said premises; **TO HAVE AND TO HOLD** the same, with all the privileges and appurtenances thereunto belonging to said Grantee, its successors and assigns forever.

And the said Grantors do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will **DEFEND** the same against all lawful claims of all persons whomsoever, **EXCEPT** those taxes and assessments due and payable in January, 2007, and thereafter which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said **DONALD L. WENDEL and PATRICIA L. WENDEL**, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 17th day of January, in the year A. D. two thousand seven (2007).


DONALD L. WENDEL


PATRICIA L. WENDEL


STATE OF OHIO, COUNTY OF DARKE, ss:

On this 17th day of January, A. D. 2007, before me, a notary public in and for said County, personally came **DONALD L. WENDEL and PATRICIA L. WENDEL**, husband and wife, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



JEFFREY L. AMICK, Attorney
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.


Notary Public

This instrument prepared by: **JEFFREY L. AMICK** of Amick & Breaden, 414 Walnut St., Greenville, OH 45331, at the specific request of the Grantor, based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the parties hereto signifying their assent to this Disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

WITHOUT BENEFIT OF TITLE EXAMINATION