

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **Laura Olding, an unmarried woman, Barbara Nicodemus, a married woman, Clara Linn, a married woman, and Marlene Hinkle, a married woman**, the Grantors, who claim title by or through instrument recorded in **Official Record Volume 155, Page 1796, 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

Bernard R. Reichert

the Grantee, whose **TAX MAILING ADDRESS** will be Box 201, Ft. Recovery, Ohio 45846, do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the following described premises:

Situated in the **TOWNSHIP of GIBSON, COUNTY of MERCER and STATE of OHIO**, to-wit:

Beginning at the Northeast corner of the South one-half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of Section twenty-four (24), Town fifteen (15) North, Range one (1) East, Gibson Township, Mercer County, Ohio; thence South on and along the East line of the South half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of said Section twenty-four (24) and the centerline of Wourms Road a distance of three hundred twenty (320) feet to a point; thence West six hundred eighty and six hundred twenty-five thousandths (680.625) feet to a point; thence North three hundred twenty (320) feet to a point in the North line of the South half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of said Section twenty-four (24); thence East on and along said North line of the South half ( $\frac{1}{2}$ ) of the Northwest quarter of said Section twenty-four a distance of six hundred eighty and six hundred twenty-five thousandths (680.625) feet to the place of beginning. Containing five (5) acres of land, more or less.

#### LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the south half of the northwest quarter of Section 24, Township 15 North, Range 1 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the center of said Section 24-

Thence, north  $00^{\circ} 30' 50''$  east, along the east line of the northwest quarter of said Section 24 and the centerline of Wourms Road, a distance of one thousand seventeen and  $31/100$  (1017.31) feet to a mine spike. Said point being the place of beginning for the parcel to be conveyed by this instrument-

Thence, continuing north  $00^{\circ} 30' 50''$  east, along the last described line, a distance of one hundred sixty-seven and  $97/100$  (167.97) feet to a mine spike-

Thence, north  $89^{\circ} 29' 10''$  west, a distance of two hundred eighty-nine and  $33/100$  (289.33) feet to a  $\frac{5}{8}$  inch iron bar-

Thence, south  $00^{\circ} 30' 50''$  west, a distance of one hundred sixty-seven and  $97/100$  (167.97) feet to a  $\frac{5}{8}$  inch iron bar-

Thence, south  $89^{\circ} 29' 10''$  east, a distance of two hundred eighty-nine and  $33/100$  (289.33) feet to the place of beginning. Containing 1.116 acres of land more or less, of which the easterly thirty (30.00) feet is dedicated as road right-of-way.

Subject to all other easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated July 31, 1989 on file in the County Engineers Office.

#### ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Commencing for same at the Northeast corner of the South one half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of Section twenty-four (24), Town fifteen (15) North, Range one (1) East; thence West on and along the north line of the south half of the Northwest corner of said Section twenty-four (24) a distance of 662.625 feet to a point which is the place of beginning for the parcel to be conveyed by this instrument; thence continuing West on and along said north line of the south half of the Northwest quarter of said Section twenty-four (24) a distance of eighteen (18.00) feet to a point; thence South parallel with the east line of said Section, a distance of three hundred twenty (320.00) feet to a point; thence East parallel with the north line of the south half of the Northwest quarter of said Section twenty-four (24) a distance of eighteen (18.00) feet to a point; thence North parallel with the east line of Section twenty-four (24) a distance of three hundred twenty (320.00) feet to the point of beginning; containing herein 0.132 acres of land, more or less.

**ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

Being a parcel of land situated in the South half of the Northwest Quarter of Section 24, Township 15 North, Range 1 East, being more particularly described as follows:

Commencing for reference at the corner stone at the center of said Section 24; thence North 00 30' 50" East along the East line of the Northwest quarter of said Section 24 and the centerline of Wourms Road, a distance of one thousand seventeen and  $\frac{31}{100}$  (1017.31) feet to mine spike; thence continuing North 00 30' 50" East along the last described line a distance of one hundred sixty-seven and  $\frac{97}{100}$  feet to mine spike; thence North 89 29' 10" West a distance of two hundred eighty-nine and  $\frac{33}{100}$  (289.33) feet to a  $\frac{5}{8}$  inch iron bar, SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL TO BE CONVEYED BY THIS INSTRUMENT; thence continuing North 89° 29' 10" West a distance of three hundred seventy-three and two hundred ninety-five thousandths (373.295) feet to the east line of a tract of 0.132 acres conveyed to Carl Link and Cleopha Link; thence south parallel with the east line of said section, a distance of one hundred sixty-seven and  $\frac{97}{100}$  (167.97) feet to a point; thence South 89 29' 10" East a distance of three hundred seventy-three and  $\frac{29}{100}$  (373.29) feet to the west line of a tract of 1.116 acres; thence North 00 30' 50" East a distance of one hundred sixty-seven and  $\frac{97}{100}$  (167.97) feet to the place of beginning; containing 1.439 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of 1.116 acre tract by Gordon L. Geeslin, dated July 31, 1989, on file in the Mercer County Engineer's Office.

Containing 2.313 acres of land, more or less, after said exceptions.

Tax Parcel I.D. #16-023900.0000

13-24-100-004

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

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

FORM 505

TUTTLEBLANKX REGISTERED U. S. PATENT OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05702

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

And **Laura Olding, an unmarried woman, Barbara Nicodemus, a married woman, and Glenn Nicodemus, her husband, Clara Linn, a married woman, and Thomas Linn, her husband, and Marlene Hinkle, a married woman, and Benny Hinkle, her husband,** the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensembling of these presents, **they are** well seized of the above-described premises, as a good and indefeasible estate in **FEE 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 incumbrances whatsoever** and that **they will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration **Laura Olding, an unmarried woman, Barbara Nicodemus, a married woman, and Glenn Nicodemus, her husband, Clara Linn, a married woman, and Thomas Linn, her husband, and Marlene Hinkle, a married woman, and Benny Hinkle, her husband,** do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 7-17-07

Laura Olding  
Laura Olding

STATE OF OHIO - COUNTY OF PREBLE - SS:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Laura Olding, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Lewisburg, Preble County, Ohio, this 17 day of July, A.D. 2007.



MYRTIE E. WARD  
Notary Public, State of Ohio  
My Commission Expires  
April 29, 2010

Myrtie E. Ward  
Notary Public for Ohio  
My Commission Expires:

\*\*\*\*\*

Dated: 7/23/07

Barbara Nicodemus  
Barbara Nicodemus

Glenn Nicodemus  
Glenn Nicodemus

STATE OF OHIO - COUNTY OF JAY - SS:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Barbara Nicodemus, a married woman, and Glenn Nicodemus, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Portland, Jay County, Indiana this 23rd day of July, A.D. 2007.

SEAL

Deanna E. Frantz  
Notary Public for Indiana  
My Commission Expires:

DEANNA E. FRANTZ  
NOTARY PUBLIC STATE OF INDIANA  
JAY COUNTY  
MY COMMISSION EXP. JULY 24, 2010

\*\*\*\*\*

Dated: 6-26-07

Clara Linn  
Clara Linn  
Thomas Linn  
Thomas Linn

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Clara Linn, a married woman, and Thomas Linn, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 26<sup>th</sup> day of June, A.D. 2007.



**SHELLY J. BILLS**  
Notary Public • State of Ohio  
My Commission Expires:  
March 10, 2012  
Recorded In Mercer County

Shelly J. Bills  
Notary Public for Ohio  
My Commission Expires:

\*\*\*\*\*

Dated: 6-23-07

Marlene Hinkle  
Marlene Hinkle  
Benny Hinkle  
Benny Hinkle

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Marlene Hinkle, a married woman, and Benny Hinkle, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Vandalia, Montgomery County, Ohio, this 23 day of June, A.D. 2007.



**TAMMY L. GILLUM**  
Notary Public, State of Ohio  
My Commission Expires 06-07-09

Tammy L. Gillum  
Notary Public for Ohio  
My Commission Expires: 6-7-09

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 26 2007

MERCER COUNTY  
TAX MAP DEPARTMENT