

FORM 505

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

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Douglas Breymaier and Emily Breymaier, husband and wife, the Grantors, of Mercer County, Ohio, for valuable consideration, paid, grants, with general warranty covenants, to

Rhonda Lee White

the Grantee, whose TAX MAILING ADDRESS is 226 South Chestnut Street, Van Wert, Ohio 45891, the following real property:

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

Being a parcel of land located in the southeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of Section 22, T-15-N, R-1-E, Gibson Township, Mercer County, Ohio and bounded and described as follows:

Beginning at a pk nail marking the east quarter post of Section 22 for THE TRUE POINT OF BEGINNING;

Thence South 01° 43' 37" West along the east section line and approximate centerline of St. Peter Road a distance of one hundred sixty-seven and seventy-seven hundredths feet (167.77') to a p.k. nail;

Thence North 88° 09' 40" West a distance of four hundred sixty-five and ninety-three hundredths feet (465.93') to an iron pin;

Thence North 01° 50' 20" East a distance of one thousand and zero hundredths feet (1000.00') to an iron pin;

Thence South 88° 09' 40" East a distance of one hundred seventy-nine and thirty-five hundredths feet (179.35') to a point;

Thence South 01° 50' 20" West along the west line of a 5.585 acre parcel of land as described in Official Record Volume 166, Page 2315, a distance of eight hundred twenty-seven and twenty-three hundredths feet (827.23') to an iron pin;

Thence South 88° 09' 40" East along the south line of said 5.585 acre parcel a distance of two hundred eighty-six and twenty-five hundredths feet (286.25') to THE TRUE POINT OF BEGINNING containing 5.253 acres of land of which 0.119 acres lies within the right-of-way of St. Peter Road. Of said 5.253 acres 1.782 acres lies within the southeast quarter of Section 22.

Said tract being subject to all highways and any other easements or restrictions of record.
Parcel is an addre an adjacent Parcel. Not to be used as a seperate building lot.
Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236, on October 22, 2007, and is on file with the Mercer County Tax Map Department.

Parent
Tax Parcel I.D. # 16-020400.0100 + 16-021600.0006
Map # 13-22-200-006 + 13-22-400-001
Add to
Parcel # 16-020400.0000
Map # 13-22-200-001

The Last Transfer of Record appears in Official Record Volume 136, Page 235, Mercer County Recorder's Records.

Grantee hereby assumes and agrees to pay the January, 2008, and thereafter installments of real estate taxes and special assessments.

TRANSFERRED

DEC 20 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 20 2007

MERCER COUNTY
TAX MAP DEPARTMENT

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

And **Douglas Breymaier and Emily Breymaier, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, her 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 **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, her heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Douglas Breymaier and Emily Breymaier, husband and wife**, do hereby remise, release, and forever quit claim unto the said Grantee, her heirs and assigns, all their right and expectancy of dower in the above described premises.

Executed: December 20, 2007


Douglas Breymaier


Emily Breymaier


STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Douglas Breymaier and Emily Breymaier, 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 20th day of December, **A.D. 2007**.



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


Notary Public for Ohio
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822

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

12/20/07