

TRANSFERRED

JUL 08 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 08 2010

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee \$199.80
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
[Signature] 7/8/10
Deputy Aud. Date

GENERAL WARRANTY DEED

Thomas E. Schroeder and Gereda F. Schroeder, husband and wife, of *Mercer*
County, Ohio, the Grantors, for valuable consideration paid, grant with general
warranty covenants, to Thomas D. Klingler, whose tax-mailing address is: 31 N. High
*Street, Montezuma, Ohio 45866 the following **REAL PROPERTY**:*

Being a part of Lot Number Eight (8) of the Village of Montezuma, Mercer County, Ohio, as shown on the recorded plat of said Village and more particularly described as follows, to-wit:

Beginning at a point that is Seventy-one (71) feet East of the Southwest corner of said Lot Number Eight (8) aforesaid and on the South line thereof as the PLACE OF BEGINNING; thence continuing East on and along the South line of said lot a distance of Ninety-four (94) feet, more or less, to the Southeast corner of said lot; thence North on and along the East line of said Lot Number Eight (8) a distance of One Hundred Two (102) feet, more or less, to the Northeast corner of said lot; thence in a Northwesterly direction on and along the North line of said lot a distance of eighty-three and one half ($83 \frac{1}{2}$) feet to a point; thence in a Southwesterly direction a distance of fifty-three (53) feet to a point which point is the Southeast corner of Albert L. Wick property; thence West Thirty-five (35) feet, more or less, to a point; thence South Sixteen and one half ($16 \frac{1}{2}$) feet to a point; thence East Eleven (11) feet to a point; thence South Seventy-two (72) feet six (6) inches to the place of beginning.

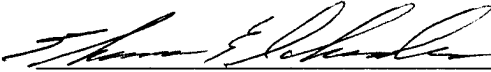
Grantors further grant and convey to the Grantees herein an easement of right of way over and across the following described real estate, to-wit:

Beginning seventy-six (76) feet South of the Northwest corner of Lot Number Eight (8) of the Village of Montezuma as the PLACE OF BEGINNING; thence South sixteen and one half ($16 \frac{1}{2}$) feet to a point; thence East sixty (60) feet to a point; thence North Sixteen and one half ($16 \frac{1}{2}$) feet to a point; thence West Sixty (60) feet to the place of beginning for and as a means of access to the real estate herein conveyed and which easement was conveyed and transferred to Clyde Cox and Effie Cox on the 6th day of August 1968, by Albert L. Wick and Beverly A. Wick.

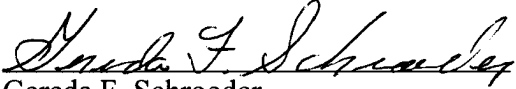
Prior Instrument Reference: Volume 284, Page 7 of the Deed Records of Mercer County, Ohio.

Parcel #: 14-003800.0000 Tax map #: 09-29-154-008

Witness their hands this 6 day of July, 2010



Thomas E. Schroeder

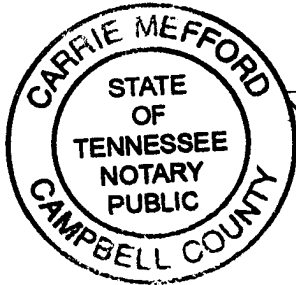


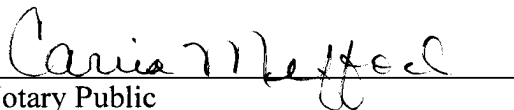
Gereda F. Schroeder

State of ~~Ohio~~ Tennessee
County of ~~Mercer~~ Campbell:

BE IT REMEMBERED, that on this 6th day of July, 2010 before me the subscriber, a Notary Public in and for said county, personally came Thomas E. Schroeder and Gereda F. Schroeder, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.




Notary Public

Commission Expires: 4-15-13

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, VanArsdel and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120 without benefit of title search