

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 26 2011

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance—
Fee ~~ED~~ The Grantor and Grantee
of this deed have complied with the
provisions of R.C. Sec. 319, 202
Randall E. Grapner
Mercer County Auditor.

KP 5-26-11
Deputy Aud. Date

TRANSFERRED

MAY 26 2011

QUIT CLAIM DEED

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS that **Walter L. Abels, an unmarried person**, the Grantor herein, for valuable consideration paid, grants to **Christina M. Reynard and Pamela S. Bechtol**, whose tax mailing address is c/o Walter L. Abels, 1776 State Route 49, Fort Recovery, Ohio 45846, the following described real property:

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

Being all of Lots Numbered 8 and 9 in the Subdivision of Lot Number 7 of Section Sixteen 16, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, as conveyed and platted at the instance of the heirs of John Lipp, deceased, late of Mercer County, Ohio, by M. Schuyler, County Surveyor, on the 16th and 17th day of June, 1880, recorded in Deed Volume 30, Page 438, of the Mercer County Recorder's Office, subject to legal highways and easements of record. Containing 5.61 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 Southwest quarter of the Northeast quarter of Section 16, Township 15 North, Range 1 East, and being part of Lots 8 and 9 in the Subdivision of Lot Number 7 as platted by M. Schuyler, County Surveyor, on the 16th and 17th day of June 1880, and recorded in Deed Volume 30, Page 438 of the Mercer County Recorder's Office:

Commencing for reference at the cornerstone at the Northeast corner of Lot Number 10 of the Subdivision of said Lot Number 7;

thence South 00° 12' 24" West a distance of 783.14 feet to a point at the Southeast corner of Lot Number 8 of the Subdivision of said Lot Number 7;

thence North 89° 15' 56" West, along the South line of said Lot Number 8, a distance of 260.44 feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing North 89° 15' 56" West along the last described line, a distance of 171.79 feet to a Mag nail at the Southwest corner of said Lot Number 8;

thence North 13° 48' 36" West, along the centerline of State Route 49, a distance of 170.41 feet to a PK nail at the Northwest corner of said Lot Number 8;

thence North 79° 33' 27" East a distance of 228.23 feet to a 5/8 inch iron bar;

thence South 03° 17' 03" West a distance of 209.40 feet to the place of beginning.

Containing 0.858 acre of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated April 19, 2011, on file in the County Engineer's Office.

Containing after said exception 4.752 acres of land, more or less.

PRIOR INSTRUMENT REFERENCE: Instrument # 201100001173
Deed Volume 242, Page 178

TAX PARCEL NUMBER: 16-007600.0000

TAX MAP NUMBER: 13-16-252-010

GRANTOR RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED REAL PROPERTY.

Walter L. Abels has hereunto set his hand this 24th day of MAY, 2011.

Walter L. Abels
Walter L. Abels

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared **Walter L. Abels, an unmarried person**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 24th day of MAY, 2011.

SEAL

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

Thomas D. Lammers
Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404, Celina, OH 45822