

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 19 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 19 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 577⁵⁰
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 330,
202 Randall E. Grapner Mercer County Auditor.

Warranty Deed

KP 11-19-14
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS that **Walter L. Abels, an unmarried person, Christina M. Reynard, aka Christina Reynard, a married person, and Pamela S. Bechtol, aka Pamela Bechtol, a married person**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Daniel Jutte and Grace Jutte**, whose tax mailing address is 1140 Ft. Recovery-Minster Road, Ft. 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 # 201100002430

TAX PARCEL NUMBER: 16-007600.0000

TAX MAP NUMBER: 13-16-252-010

Grantors agree to pay the January 2015 installment of real estate taxes and assessments, and the Grantees agree to pay all taxes and assessments due and payable thereafter beginning with the July 2015 installment.

Walter L. Abels, by Christina Reynard and Pamela Bechtol, his attorneys in fact, (Mercer County Recorder Instrument Number 201400005014), who execute this instrument for purposes of releasing Walter L. Abels' life estate in the above described property, and Christina M. Reynard and Jerry L. Reynard, her husband, and Pamela S. Bechtol and Chad E. Bechtol, her husband, who hereby relinquish their rights and expectancies of dower, have hereunto set their hands this _____ day of November, 2014.

Christina M. Reynard
Christina M. Reynard

Jerry L. Reynard
Jerry L. Reynard

Pamela S. Bechtol
Pamela S. Bechtol

Chad E. Bechtol
Chad E. Bechtol

WALTER L. ABELS

By: Christina M. Reynard
Christina M. Reynard,
his attorney in fact

and: Pamela S. Bechtol
Pamela S. Bechtol,
his attorney in fact

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Christina M. Reynard, as attorney in fact for Walter L. Abels, an unmarried person, and Christina M. Reynard and Jerry L. Reynard, wife and 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 on this 12 day of November, 2014.

SEAL

Lawrence P. Keller
Notary Public, State of Ohio
My commission expires 5/31/15

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Pamela S. Bechtol, as attorney in fact for Walter L. Abels, an unmarried person, and Pamela S. Bechtol and Chad E. Bechtol, wife and 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 on this 12 day of November, 2014.

SEAL

Lawrence P. Keller
Notary Public, State of Ohio
My commission expires 5/31/15

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822

(TDL/dg)