

WARRANTY DEED.

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Know all Men by these Presents: That Delmar Owen in consideration of Six Thousand (\$6,000.00) Dollars to him paid by The Miami Conservancy District, a body corporate and political subdivision of the State of Ohio, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell And Convey to the said The Miami Conservancy District, its successors and assigns forever, the following described real estate:

Situate in the Township of Monroe, County of Miami and State of Ohio, and being part of Section Twenty-six (26), Township Four (4), Range Six (6) East, etc.:

Beginning on the North boundary of said Section and 8.96 chains West of the Northeast corner of said Section 26: thence South 24 1/4 degrees East 1.36 chains to a stone: thence South 35 3/4 degrees East 10.10 chains to a stone: thence North 40 1/2 degrees East 3.75 chains to a stone: thence South 57 degrees East 9.50 chains: thence South 59 1/2 degrees East 4.31 chains: thence South 49 1/2 degrees East 2.38 chains: thence South 64 1/4 degrees East 1.29 chains: thence South 74 1/2 degrees East 2.56 chains: thence South 39 degrees East 4.69 chains to a stone: thence with the meanders of the East side of the bayou as follows, viz: South 18 degrees East 4.28 chains: thence South 36 3/4 degrees East 5.18 chains: thence South 13 degrees East 4.97 chains: thence South 23 1/2 degrees West 2.16 chains: thence South 1 3/4 degrees East 3.70 chains: thence South 25 3/4 degrees West 4.33 chains: thence South 51 1/2 degrees East 3.27 chains: thence South 1/2 degree East 3 chains: thence South 7 1/2 degrees West 8.62 chains: thence South 22 degrees West 8.33 chains: thence South 19 1/2 degrees West 4.41 chains: thence across the bayou South 85 3/4 degrees West 1.30 chains: thence North 14 1/4 degrees East 9.00 chains to a stone: thence North 31 1/4 degrees East 3.50 chains: thence North 10 3/4 degrees East 5.50 chains: thence North 1 3/4 degrees West 5.52 chains: thence North 33 1/4 degrees West 1.59 chains: thence North 21 1/4 degrees West 3.50 chains: thence North 35 degrees West 3.50 chains: thence North 10 degrees West 7.00 chains: thence North 35 degrees West 17 chains to a stone: thence North 80 3/4 degrees West 8.65 chains: thence South 86 1/4 degrees West 29.80 chains: thence North 4 degrees West 17.40 chains to the North boundary of said Section 26: thence with said North boundary North 86 1/4 degrees East 22.10 chains to the place of beginning, containing 78.30 acres more or less:

Excepting therefrom that part thereof heretofore conveyed by William Heikes to W.W.Crane by deed dated January 16, 1882, and recorded in Volume 67, page 587, of the Deed Records of Miami County, Ohio, containing 37.93 acres more or less,- the part hereby conveyed containing 40.37 acres, more or less:

Conveying also the following described real property: Being part of Section Sixteen,(16), Township Four (4), Range Six (6) East, etc., as aforesaid: Beginning in the North section line of said Section 26, and in the center of the Dayton and Michigan Railroad: thence with the center of said railroad South 16 1/2 degrees East 85.84 rods: thence North 86 degrees East 21.92 rods: thence North 4 degrees West 81.84 rods to a stone on said Section line: thence with said Section line South 86 degrees West 40.48 rods to the place of beginning, containing 16 acres and 16 perches more or less:

Excepting therefrom that part thereof heretofore conveyed by William Heikes to George Heikes by deed dated January 26 1883, and recorded in Volume 71, page 183, of the Deed Records of Miami County Ohio, containing 2 acres more or less: And also excepting therefrom that part thereof heretofore conveyed by Mary Coppock et al. to May Henke, by deed dated March 22, 1899, and recorded in Volume 109, page 252, of the Deed Records of Miami County, Ohio, containing 7 acres more or less: the part hereby conveyed containing 7 acres, 16 perches more or less:

and all the Estate, Title And Interest of the said Delmar Owen either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To Have And To Hold the same to the only

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proper use of the said The Miami Conservancy District, its successors and assigns forever.

And the said Delmar Owen for himself and his heirs, executors and administrators, successors, does hereby Covenant with the said The Miami Conservancy District, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free And Unincumbered; And Further, That he does Warrant And Will Defend the same against all claim or claims, of all persons whomsoever;

And the said Delmar Owen for himself and his heirs, executors and administrators, successors, does also hereby release the said The Miami Conservancy District, its successors and assigns, from all claims, demands, costs and charges for and on account of any and all damages by reason of the taking and using of said land or by reason of the location, construction and maintenance of any railroad or traction line thereon, and works, buildings, improvements, structures or fixtures, or other appurtenances in connection with said Conservancy District, or any railroad or traction line on or over the said land.

In Witness Whereof, The said Delmar Owen and Miriam Owen, his wife, who hereby releases all her right and expectancy of Dower in said premises, have hereunto set their hands this 21st day of November in the year of our Lord one thousand nine hundred and eighteen.

Signed and acknowledged in presence of

Fannie Hughes

Delmar Owen

J.E.Antram

Miriam Owen

State of Ohio, County Of _____, SS:

Be It Remembered, That on this 21st day of November, in the year of our Lord one thousand nine hundred and eighteen, before me, the subscriber, a Notary Public in and for said county, personally came Delmar Owen and Miriam Owen, his wife the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.



Seal, Joseph E. Antram

Notary Public.

Received Dec. 2", 1918 at 3:00 P.M.

O.K. Dec. 2, 1918
C.N.Peters Auditor
C.S.Ross, Dep.
Revenue \$6.00 Cancelled.

Recorded Dec. 3", 1918.

Fee \$2.20

C.B.Baker R.M.C.
Alice Maier Deputy.

#4158

DELMAR OWEN TO THE MIAMI CONSERVANCY DISTRICT

AFFIDAVIT OF J.A.KERR

In re:

Title to 40.37 acres and 7 acres 16 perches
of land in Sec. 26, T 4, R 6 East, etc,
Monroe Tp., Miami County, Ohio.

State Of Ohio :
 : SS:
County Of Montgomery :

J.A.Kerr being first duly sworn, says that he is now and has been for many years last past a resident of the Village of Tiptecanoe City, in the County of Miami and State of Ohio, and that the facts hereinafter set out are within his personal knowledge:

Affiant further says that Anna Heikes, the widow of one William Heikes, deceased, whose will is recorded in Volume 5, page 160, of the Will Records of Miami County, Ohio, is now dead;

Affiant further says that Lucinda Jane Owen, who is one and the same person as Jennie Owen, a devisee under the will of said William Heikes, deceased, and Hezekiah Owen, her husband, are both dead;