

# Know all Men by these Presents

That Helen W. Dodds, unmarried,

in consideration of One (\$1.00) Dollar and other valuable considerations,

to her paid by Wayne T. Dinsmore and Nancy L. Dinsmore,

Whose address is: R. R. #2, Tipp City, Ohio,

the receipt whereof is hereby acknowledged, do es hereby Grant, Bargain,  
Sell and Convey to the said Wayne T. Dinsmore and Nancy L. Dinsmore,

their heirs and assigns forever.

the following described real estate, viz:

Situated in the Township of Monroe, County of Miami, State of Ohio and in the Southwest Quarter of Section 27, Town 4, Range 6; being a part of a tract conveyed to Helen W. Dodds and recorded in Deed Book 322, page 340 of the Records of said county; the part herein conveyed is more particularly bounded and described as follows:

Beginning at an iron pin, in the west line of said Section 27 and center of the Dayton Troy Pike, bearing South 0 deg. 26 min. West a distance of 316.20 feet from the northwest corner of said quarter section; said beginning point being the southwest corner of a 1.312 acre parcel recorded in Deed Book 222, page 561 of the Records of said county; Thence with the west line of said Section 27, South 0 deg. 26 min. West a distance of 141.30 feet to an iron pin; thence, East a distance of 503.59 feet to an iron pipe; thence North a distance of 457.49 feet to an iron pin in the north line of said quarter section and center of the Evanston Road; thence with the north line of said quarter section, West a distance of 112.25 feet to an iron pin at the northeast corner of said 1.312 acre parcel; thence with the southeasterly boundary of said 1.312 acre parcel and center of the old traction (D. & T. E. I. Ry. Co.) right-of-way, South 56 deg. 26 min. West a distance of 244.02 feet to an iron pipe; thence, South 50 deg. 26 min. West a distance of 75.00 feet to an iron pipe; thence, South 38 deg. 26 min. West a distance of 75.00 feet to an iron pipe; thence, South 25 deg. 15 min. West a distance of 84.38 feet to an iron pipe; thence, North 88 deg. 04 min. West a distance of 46.40 feet to the place of beginning.

Containing 3.9574 acres and being subject to any easements of Records and to the legal right-of-way width of the Dayton-Troy Pike and the Evanston Road.

Being the same premises conveyed to the Grantor herein, Helen W. Dodds, by Executor's Deed from H. W. Wilson, Executor of the estate of William E. Clingan, deceased, dated February 11, 1955 and recorded in Volume 322, Page 340, of the Deed Records of Miami County, Ohio; also, being the same premises conveyed to the Grantor herein, Helen W. Dodds, by Warranty Deed from Mary Clingan dated October 28, 1958.

In Witness Whereof, the said ROY B. WELLS, SR., MARRIED

and INA M. WELLS, WIFE OF GRANTOR, who hereby release s her right and expectancy of dower in said premises, have hereunto set their hands, this 25<sup>th</sup> day of July in the year A. D. nineteen hundred and Sixty-three (1963)

Signed and acknowledged in presence of us:

Mary L. Sarchet

Roy B. Wells Sr.  
Roy B. Wells, Sr.

Alice L. Funke

Ina M. Wells  
Ina M. Wells

State of Ohio, GREENE County, ss.

On this 25<sup>th</sup> day of July A. D. 1963, before me, a Notary Public in and for said County, personally came

ROY B. WELLS, SR. AND INA M. WELLS, HUSBAND AND WIFE,

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

WM. R. McCARTY  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MAY 21, 1964

Alice L. Funke

ALICE L. FUNKE Notary Public  
In and for Greene County, Ohio  
My Commission Expires MARCH 14, 1964

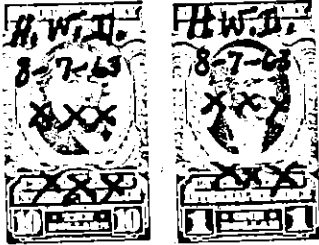
TRANSFERRED  
AUG 9 1963  
CARL DAVIS, AUDITOR  
MIAMI COUNTY, OHIO

RECEIVED  
9:24 O'CLOCK A.M.  
AUG 9 1963  
RECORDED 8-13-63  
BOOK 398 IN RECORD PAGE 640  
MARY B. GUSTIN  
RECORDER, MIAMI COUNTY, OHIO

This instrument prepared by Hogue & McCarty, Attorneys

BOOK 398 PAGE 641

and Recorded in Deed Volume 357, Page 231, of the Deed Records of Miami County, Ohio; and being the same premises conveyed to the Grantor herein, Helen W. Dodds, by Quit Claim Deed from Harvey W. Wilson, dated October 28, 1958, and Recorded in Volume 357, Page 234, of the Deed Records of Miami County, Ohio.



and all the **Estate, Title and Interest** of the said Helen W. Dodds,

either in Law or in 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 proper use of the said Wayne T. Dinsmore and Nancy L. Dinsmore,

their *heirs, and assigns forever;*

**And the said** Helen W. Dodds,

for herself and for her ~~XXXX~~ *heirs, executors and administrators,* does hereby **Covenant** with the said Wayne T. Dinsmore and Nancy L. Dinsmore,

their *heirs, and assigns,*

that she 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 she *do es* **Warrant and will Defend** *the same against all claim or claims, of all persons whomsoever;* save and except all taxes and assessments against said premises due and payable on and after December 20, 1963, which taxes and assessments the Grantees herein hereby assume and agree to pay as a part consideration for this conveyance.

In Witness Whereof, The said Helen W. Dodds, unmarried

has herunto set her hand at Tipp City, Ohio this 7th day of August in the year of our Lord one thousand nine hundred and sixty-three.

Signed and acknowledged by presence of

Robert A. Prince
Peggy A. Benedict

Helen W. Dodds

TRANSFERRED
AUG 9 1963
CARL DAVIS, AUDITOR
MIAMI COUNTY, OHIO

State of OHIO, County of MIAMI, OH.

Be it Remembered, That on this 7th day of August, in the year of our Lord one thousand nine hundred

and sixty-three before me, the subscriber, a Notary Public State of Ohio in and for said person, personally came Helen W. Dodds, unmarried,

the grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed

In Testimony Whereof, I have herunto subscribed

my name and affixed my official seal on the day and year last aforesaid.

RECEIVED
9:30 O'CLOCK a.m.
AUG 9 1963
RECORDED 8-13-63
IN RECORD PAGE 644
BOOK 398
MARY B. GUSTIN
RECORDER, MIAMI COUNTY, OHIO

Robert A. Prince

ROBERT A. PRINCE, Notary Public
in and for The State of Ohio
My Commission Expires Jan. 19, 1964

This instrument prepared by Robert A. Prince, Attorney-at-law
Timmer Building, Tipp City, Ohio