

68757

Know all Men by these Presents

That Wayne T. Dinsmore and Nancy L. Dinsmore, husband and wife,

of the Township of Monroe, County of Miami
and State of Ohio Grantors, in consideration of the sum of
One Dollar and other valuable considerations

to them paid by Oliver James McGraw and Cecelia Marie McGraw, husband and
wife, 6576 South County Road 25A, Tipp City, Ohio 45371,

of the Township of Monroe, County of Miami
and State of Ohio Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said

Grantees, Oliver James McGraw and Cecelia Marie McGraw, husband and wife,
jointly, their heirs and assigns, and to the survivor of them, his or her
separate

heirs and assigns forever, the

following **Real Estate** situated in the County of Miami

in the State of Ohio, and in the Township of
Monroe and bounded and described as follows:

Being in the Southwest Quarter of Section 27, Town 4, Range 6; and
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 $0^{\circ} 26'$ 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 $0^{\circ} 26'$
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 $56^{\circ} 26'$ West a distance of 244.02 feet
to an iron pipe; thence, South $50^{\circ} 26'$ West a distance of 75.00 feet
to an iron pipe; thence, South $38^{\circ} 26'$ West a distance of 75.00 feet
to an iron pipe; thence, South $25^{\circ} 15'$ West a distance of 84.38 feet
to an iron pipe; thence, North $88^{\circ} 04'$ West a distance of 46.40 feet
to the place of beginning.

Containing 3.974 acres and being subject to any easements of record
and to the legal right-of-way width of the Dayton-Troy Pike and the
Evanston Road.

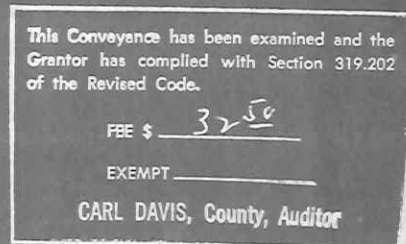
Being the same premises conveyed to the grantors herein by Helen W.
Dodds by deed of record in Deed Book 398 at page 642, Miami County
Recorder's Records of Deeds.

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s, Oliver James McGraw and Cecelia Marie McGraw, husband and wife, jointly, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns forever.*

And the said Grantor s, Wayne T. Dinsmore and Nancy L. Dinsmore, husband and wife,

for themselves and their heirs.

do hereby covenant with the said Grantee s, Oliver James McGraw and Cecelia Marie McGraw, husband and wife, jointly, their heirs and assigns, and with the survivor of them, his or her separate heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are **Free and Clear from all Incumbrances whatsoever** excepting all restrictions of record, applicable building and zoning regulations, and taxes and assessments due and payable at the December, 1970 collection period and thereafter.



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and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s, Oliver James McGraw and Cecelia Marie McGraw, husband and wife, jointly, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns against the lawful claims of all persons whomsoever excepting as aforesaid.

In Witness Whereof the said Grantor s, Wayne T. Dinsmore and Nancy L. Dinsmore, husband and wife, who own said property in common, and each of whom hereby conveys his and her interest in fee simple, and also releases his and her right and expectancy of dower in the premises of the other, have

~~hereunto set their hands~~ ~~this~~ ~~20th~~ ~~day of~~ ~~June~~ hereunto set their hands, this 20th day of June in the year of our Lord one thousand nine hundred and seventy (1970).

Signed and acknowledged in presence of

Helen G. LeFevre
Notary Public

Wayne T. Dinsmore
Nancy L. Dinsmore

400
RECEIVED
7:30 O'CLOCK P M
JUN 22 1970
RECORDED 6-23-70
BOOK 472 IN RECORD PAGE 628
MARY B. GUSTIN,
RECORDER, MIAMI COUNTY, OHIO

The State of OHIO }
MIAMI County } SS.

Be it Remembered That on this 20th day of June A.D. 1970, before me, the subscriber, a Notary Public in and for said county, personally came the above named

Wayne T. Dinsmore and Nancy L. Dinsmore, husband and wife,

the Grantor s

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

Richard H. LeFevre
Notary Public



This instrument prepared by Richard H. LeFevre, Attorney at Law
126 West Main Street, Troy, Ohio