

WARRANTY DEED
Standard Ohio Form 603

TUTBLANK REGISTERED U.S. PAT. OFFICE
Tuttle Law Print Publishers, Rutland, Vt.

Know all Men by these Presents
That

Tiny B. Fleming and Earnest W. Fleming, her husband

of the Township of Oxford, County of Delaware
and State of Ohio Grantors, in consideration of the sum of
- One Dollar and other good and valuable considerations-
to them paid by

Elsie Ramey and Beatrice Ramey

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

Elsie Ramey and Beatrice Ramey

following Real Estate their heirs and assigns forever, the
in the State of Ohio situated in the County of Delaware
and in the Township of Oxford and bounded and described as follows:

FIRST TRACT: Beginning at the northwest corner of Lot No. 16 thence
S. 85° 45' E. along the north line of said Lot, 17.575 chains to a
stone on a post in the west line of the C.C.C. & St. L. Railroad;
thence S. 27° 08' W. along the west line of said Railroad 14.66 chains
to a post; thence N. 71° 31' W. 12.23 chains to a post on the west
line of said Lot No. 16; thence N. 4° 13' E. along said Lot line
10.47 chains to the place of beginning, estimated to contain 17.9575
acres of land. Be the same more or less.

Being the same premises conveyed to Claude E. and Maud Lewis by Mary
S. and James Cackler, November 18, 1907, the undivided north one-
half of said premises having been deeded by Claude E. and Maud Lewis,
and Martha E. Lewis to Charles G. Lewis (being the same person as
Charles Grant Lewis) by deed dated September 3, 1915 and recorded in
Volume 146, page 124, Deed Records for Delaware County.

SECOND TRACT: Being the same premises conveyed to Grant Lewis and
Martha Lewis, who are identical with Charles Grant Lewis and Martha
Lewis, grantors, herein by Thomas N. Barton and wife by deed dated
September 9, 1909 and recorded in Volume 135, page 77, Record of Deeds
for Delaware County. Being the north half of the East third (1/3) part
of Lot Number twenty-five (25) in Section one (1) Township six (6)
Range Eighteen (18) of the U.S. Military Survey, containing twenty-
five (25) acres and seventeen (17) perches of land agreeable to a
resurvey, and subdivision of said Lot No. 25 made by James Eaton
Surveyor, December 14 and 15, 1860 to which reference is made for a
more particular description. Subject to a certain easement granted the
Columbus, Delaware and Marion Electric Company along the east line of
said premises for the erection of poles and wires for the transmission
of electric current.

FOR LAST previous conveyance see Vol. 274, Page 362, Deed Records,
Delaware County, Ohio.

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantees

Elsie Ramey and Beatrice Ramey

And the said Grantors their heirs and assigns forever.

Tiny B. Fleming and Earnest W. Fleming

do hereby covenant with the said Grantee for themselves and their heirs,

Elsie Ramey and Beatrice Ramey

their heirs and assigns, that they are lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever
except taxes and assessments due and payable December, 1959, which said
taxes and assessments grantees hereby assume and agree to pay,



and that they will forever **Warrant and Defend** the same with the appurtenances unto the said Grantee **Elzie Ramey and Leatrice Ramey** their heirs and assigns against the lawful claims of all persons whomsoever except as noted above.

In Witness Whereof the said Grantees

Tiny . Fleming and Earnest . Fleming her husband who hereby release his right of dower in the premises have hereunto set their hands this 31st day of July in the year of our Lord one thousand nine hundred and fifty-nine. (1959).

Signed and acknowledged in presence of

Don DeVault
Gladys Carpentier
Gladys Carpentier

Tiny E. Fleming
Tiny E. Fleming
Earnest W. Fleming
Earnest W. Fleming

The State of OHIO DELAWARE County SS.
Be it Remembered That on this 31st day of July A.D. 1959 before me the subscriber, a Notary Public in and for said county, personally came the above named

Tiny E. Fleming and Earnest W. Fleming

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.
Gladys Carpentier
Gladys Carpentier Notary Public

This instrument prepared by

82447
Manning

Tiny E. Fleming
Earnest W. Fleming
Elzie Ramey
Leatrice Ramey

Transferred Aug 5th 1959
Donald A. James
COUNTY AUDITOR

STATE OF OHIO
COUNTY OF Delaware SS.
RECEIVED FOR RECORD ON THE
day of AUG 5 - 1959
at 1:32 P.M.
and RECORDED AUG. 11, 1959 in
DEED BOOK 284 PAGE 20

Donald A. James
RECORDERS FEE \$ 2.00 P.C.

Copy of 17-6-125
PETER J. MANOS
ATTORNEY AT LAW
DELAWARE, OHIO

270