

File# 2015-00067691

File No.: 20151798

GENERAL WARRANTY DEED

H. Douglas Butcher and Sue A. Butcher, Husband and Wife, for valuable consideration paid, grants with general warranty covenants to H. Douglas Butcher and Sue A. Butcher, Husband and Wife for and during their joint lives, remainder in fee simple to the survivor of them, whose tax mailing address is: *, the following Real Property: *7066 Jamaica Rd, Miamisburg OH 45342

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 7020 Jamaica Road, Miamisburg, OH 45342-2102

Parcel Number: K45-02503-0098 *NS.*

Prior Instrument Reference: File # 2015-00056539, of the Montgomery County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments from the date of the closing.

This Deed is executed to place the new legal description of record.

Executed this 5th day of October, 2015.


H. Douglas Butcher


Sue A. Butcher

State of Ohio, County of Montgomery

BE IT REMEMBERED, that on this 5th day of October, 2015, before me, the subscriber, a Notary Public in and for said state, personally came, the above named H. Douglas Butcher and Sue A. Butcher, the **Grantor(s)** in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notary seal on the day and year last aforesaid.


Notary Public
My Commission Expires:



JOHN E. MORELAND
Notary Public, State of Ohio
My Comm. Expires 04-19-2018


This instrument was prepared by:

Richard G. Denny, Attorney at Law
1524 E. Stroop Rd., Ste 200
Kettering, OH 45429

Bulluck's Bay

K45 02503 0098 N.S.

Legal Description of a 1.073 Acre Tract of Land

Situate in Section 9, Town 2, Range 5, E., Miami Township, Montgomery County, Ohio, and being all of a 1.073 acre tract of land conveyed to H. Douglas and Sue A. Butcher by deed recorded in I.R. Deed # 15-056539 of the Montgomery County Deed Records; said tract being more particularly described as follows:

Beginning at a stone in a monument box found at the northwest corner of Section 9; said stone also being at the intersection of the centerlines of Upper Miamisburg Road (State Route 725) and Jamaica Road and at the true place of beginning for the herein described tract;

Thence from said true place of beginning, S 89° 26' 04" E with the north line of Section 9 and the centerline of Upper Miamisburg Road for a distance of 182.00 feet to a Mag nail set at the northwest corner of a 1.313 acre tract of land conveyed to John A. and M. Colleen Butcher, and Sue A. Butcher by deed recorded in Deed M.F. # 99-094B04 of the Montgomery County Deed Records;

Thence with said Butcher 1.313 acre tract for the following two (2) courses:

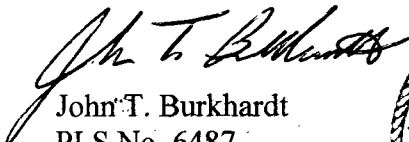
1. S 0° 26' 35" W for a distance of 257.00 feet (passing an iron pin set at 30.00 feet on the south right-of-way of Upper Miamisburg Road) to an iron pin set;
2. N 89° 26' 04" W for a distance of 182.00 feet (passing an iron pin set at 162.00 feet on the east right-of-way of Jamaica Road) to a Mag nail set on the centerline of Jamaica Road and the west line of Section 9;

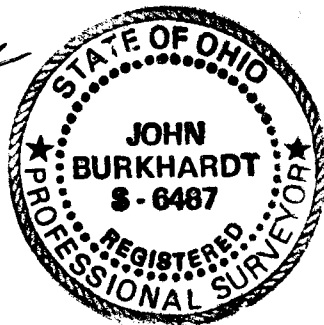
Thence N 0° 26' 35" E with said centerline and said west section line for a distance of 257.00 feet to the true place of beginning, containing 1.073 acres, more or less subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, November 2015, by John T. Burkhardt, Professional Land Surveyor No. 6487. All iron pins set are 5/8" x 30" rebar capped "JTB S-6487". As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2015, Page 0341.

Basis of Bearing: Centerline of Upper Miamisburg Road taken from State Plane Coordinate System, NAD83 (2011) Adjustment, Ohio South Zone, O.D.O.T. VRS/CORS Network (bearing S 89° 26' 04" E)

Prior Deed Reference: I.R. Deed # 15-056539


John T. Burkhardt
PLS No. 6487



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 11/20/15 FILE NO. 2015 0341

BY 

