

File# 2017-00048498

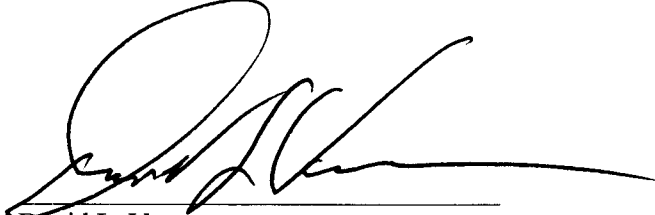
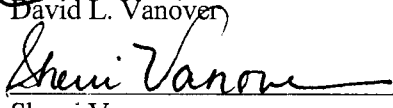
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DAVID L. VANOVER and SHERRI VANOVER**, husband and wife, for valuable consideration paid, grant with general warranty covenants to **THOMAS V. CAMPBELL, III**, whose tax mailing address is 6940 Jamaica Road, Miamisburg, Ohio 45342, the real property described on Exhibit "A" attached hereto.

Prior Deed Reference: File #2015-00008229

This conveyance is subject to all legal highways and easements, all restrictions, conditions and covenants of record, all zoning restrictions, and all taxes and assessments not yet payable.

Executed this 11th day of August 2017.


David L. Vanover

Sherri Vanover

STATE OF OHIO }
COUNTY OF MONTGOMERY } SS:

The foregoing instrument was acknowledged before me this 11th day of August 2017, by David L. Vanover and Sherri Vanover.

This Instrument Prepared By:
James E. Hedrick, Attorney-at-Law
HEDRICK & JORDAN CO., LPA
10 W. Second Street, Suite 2400
Dayton, Ohio 45402



Notary Public

SUE E MILLER, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 2, 2017

EXHIBIT "A"

Situate in the Southwest Quarter of Section 4, Town 2, Range 5 East, Miami Township, Montgomery County, Ohio, being a part of the 110.312 acre tract (Parcel #10) of the land conveyed to Patricia J. Buckingham and Marie V. Shade by deed recorded in Microfiche Number 71-246 E05 of the deed records of Montgomery County, Ohio and being a tract of land more particularly described as follows:

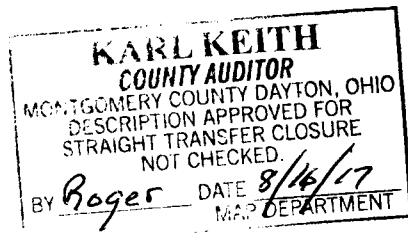
Beginning at a spike found at the apparent Southwest corner of said Section 4, said spike also being the intersection of the centerlines of Upper Miamisburg Road (State Route 725) and Jamaica Road; thence from said point of beginning North 05 deg. 15' 00" West with the centerline of Jamaica Road a distance of 400.00 feet to a spike set; thence with new division line through said Buckingham - Shade tract the following two (2) courses: (1) North 84 deg. 45' 00" East a distance of 362.76 feet to an iron pin set, (2) South 05 deg. 03' 00" East a distance of 401.26 feet to a spike set in the South line of said Section 4 and the centerline of Upper Miamisburg Road; thence South 84 deg. 57' 00" West with said South line of Section 4 and said centerline a distance of 361.36 feet to the point of beginning, containing 3.330 acres of land, more or less.

This description prepared by McDougall Associates based on a survey made by same in February 1994. Bearings are based on the centerline of Jamaica Road from MF # 71-246 E05. All iron pins set are 30-inch x 5/8-inch capped "McDougall Assoc.". Kirk P. Diehl, P.S. #7032.

Parcel Number: K45 02502 0091

2017-1122

RETURN TO:
FIDELITY LAWYERS TITLE AGENCY LLC
10 W. SECOND ST. #2400
DAYTON, OH 45402



(2017-1122.PFD/2017-1122/9)