

General Warranty Deed

26020336
CHICAGO TITLE BOX-M

LAWRENCE W. VANN AND CAROLINE HENNESSY, HUSBAND AND WIFE

of DELAWARE County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to ANWAR A. ALLI and LINDSEY A. ALLI

whose tax-mailing address is

the following **REAL PROPERTY**:

DESCRIPTION OF A 2.853 ACRE TRACT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE TOWNSHIP OF MARLBORO, COUNTY OF DELAWARE, STATE OF OHIO, LOCATED IN PART OF FARM LOT A, SECTION 1, TOWNSHIP 6, RANGE 19, UNITED STATES MILITARY LANDS, BEING 2.853 ACRES OUT OF AN ORIGINAL 23.476 ACRE TRACT CONVEYED TO BRUNER LAND COMPANY, INC. IN OFFICIAL RECORDS 0025, PAGE 548 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Continued on Next Page

PARCEL No. 619-100-01-014-001

PROPERTY ADDRESS: STATE ROUTE 229, ASHLEY, OHIO 43003

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

200700001490
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
01-11-2007 At 04:21 pm.
DEED 28.00
OR Book 761 Page 2198 - 2199

200700001490
CHICAGO TITLE-BOX

Prior Instrument Reference: ORV 546, PAGE 2196

of the Deed Records of DELAWARE

County, Ohio.

Grantor releases all rights of dower therein.

Executed this 22ND day of DECEMBER, 2006.

Lawrence W. Vann
LAWRENCE W. VANN

Caroline Hennessy
CAROLINE HENNESSY

State of OHIO

} ss.

County of DELAWARE

}

BE IT REMEMBERED, That on this 22ND day of DECEMBER 2006, before me, the subscriber, a **Notary Public** in and for said state, personally came LAWRENCE W. VANN AND CAROLINE HENNESSY

the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be THEIR voluntary act and deed.

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



STEPHANIE SNYDER

Notary Public, State of Ohio
My Commission Expires 6-19-10

Stephanie Snyder
Notary Public

This Instrument was prepared by FORSYTHE, MILLS AND NEFF, CO., LPA

Auditor's and Recorder's Stamps

Delaware County

The Grantor Has Complied With
Section 319.202 Of The R.C.

DATE 1/9/07 Transfer Tax Paid 93.00

TRAN. RETURNED OR TRANSFER NOT NECESSARY

Delaware County Auditor By *Stone*

VOL 0761 PAGE 2199
Deed Legal Description (Continued)

COMMENCING, FOR REFERENCE, AT A RAILROAD SPIKE SET AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 229 AND THE SOUTHERLY LINE OF SAID FARM LOT "A", BEING THE SOUTHEASTERLY CORNER OF SAID ORIGINAL 23.476 ACRE TRACT AND IN THE NORTH LINE OF LANDS CONVEYED TO UNITED STATES OF AMERICA IN DEED BOOK 227, PAGE 104, SAID SPIKE BEING NORTH 88° 57' 13" WEST, A DISTANCE OF 129.44 FEET FROM THE SOUTHEASTERLY CORNER OF SAID FARM LOT "A";

THENCE, NORTH 88° 57' 13" WEST, ALONG SAID FARM LOT LINE AND SOUTHERLY LINE OF SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET AT 78.62 FEET AND PASSING A U.S.A. MONUMENT FOUND AT 711.27 FEET, BEING 2.40 FEET SOUTH OF SAID FARM LOT LINE), A TOTAL DISTANCE OF 1104.49 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, FROM SAID TRUE PLACE OF BEGINNING, NORTH 88° 57' 13" WEST, CONTINUING ALONG SAID SOUTHERLY FARM LOT LINE, A DISTANCE OF 204.52 FEET TO AN IRON PIN SET;

THENCE, NORTH 39° 10' 27" EAST, LEAVING SAID SOUTHERLY FARM LOT LINE, THROUGH ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 279.15 FEET TO AN IRON PIN SET;

THENCE, NORTH 89° 56' 18" EAST, CONTINUING THORUGH SAID ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 197.42 FEET TO AN IRON PIN SET;

THENCE, NORTH 39° 10' 27" EAST, CONTINUING THROUGH SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET AT 370.78 FEET), A TOTAL DISTANCE OF 400.78 FEET TO A RAILROAD SPIKE SET IN SAID CENTERLINE OF STATE ROUTE 229 AND THE NORTHERLY LINE OF SAID ORIGINAL 23.476 ACRE TRACT;

THENCE, SOUTH 50° 49' 33" EAST, ALONG SAID CENTERLINE AND SAID NORTHERLY LINE, A DISTANCE OF 175.00 FEET TO A RAILROAD SPIKE SET;

THENCE, SOUTH 39° 10' 27" WEST, LEAVING SAID CENTERLINE AND SAID NORTHERLY LINE, THORUGH SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET 30.00 FEET), A TOTAL DISTANCE OF 388.25 FEET TO AN IRON PIN SET;

THENCE, NORTH 88° 57' 13" WEST, CONTINUING THROUGH SAID ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 212.33 FEET TO AN IRON PIN SET;

THENCE, SOUTH 39° 10' 27" WEST, CONTINUING THROUGH ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 159.18 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 2.853 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY BY STULTS AND ASSOCIATES, INC. ALL OF WHICH IS OUT OF SAID ORIGINAL 23.476 ACRE TRACT AND FARM LOT "A".

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A "PLAT OF SURVEY FOR BRUNER LAND COMPANY, INC." PREPARED BY STULT AND ASSOCIATES, INC. DATED AUGUST 28, 2000, WHICH WAS BASED ON A SURVEY DATED FEBRUARY 11, 2000, PERFORMED BY SAMUEL W. VANCE (R.S. 6553) AS RECORDED IN OFFICIAL RECORD 0025, PAGE 550.

SUBJEC TO A FLOOD EASEMENT AS CONVEYED TO THE UNITED STATES OF AMERICA IN DEED BOOK 224, PAGE 665.

SUBJECT HOWEVER, TO ALL OTHER EASEMENTS, RESTRICTONS AND RIGHT-OF-WAY OF RECORD, IF ANY.

BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 229 (SOUTH 50° 49' 33" EAST) AS CONTAINED IN OFFICIAL RECORD 0025 PAGE 548.

ALL IRON PINS SET ARE 5/8 INCH SOLID IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."

ALL REFERENCES AARE TO THE RECORDS OF THE RECORDER'S OFFICE OF DELAWARE COUNTY, OHIO.

DESCRIPTION APPROVED
FOR TRANSFER
J.L. Chris Bauserman
Delaware County Engineer