
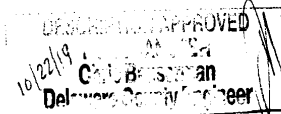


Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 10-22-19 Transfer Tax Paid 165.00
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
 Delaware County Auditor By GA


 Doc ID: 013099610002 Type: OFF
 Kind: DEED
 Recorded: 10/22/2019 at 01:34:59 PM
 Fee Amt: \$34.00 Page 1 of 2
 Workflow# 0000193600-0001
 Delaware County, OH
 Melissa Jordan County Recorder
 File# 2019-00029961
 BK **1673** PG **2220-2221**
 ACS TITLE & CLOSING
 109 E. HIGH ST.
 MT. VERNON, OH 43050



GENERAL WARRANTY DEED

Sharlyn J. Morgan, an unmarried woman of Delaware County, Ohio, for valuable consideration paid, grants with General Warranty Covenants (Per O.R.C. Secs. 5302.05 and 5302.06) to **Allison Combs and Benjamin Combs**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is: 682 King Ave, Marion, Ohio 43003, the following described real property: Ohio 43302

Situated in the Township of Marlboro, County of Delaware, State of Ohio, being part of Farm Lot A in Quarter Township 1, Township 6, Range 19 of the United States Military Lands and being more particular described as follows:

Commencing at a P.K. nail found at the intersection of the west line of said Farm Lot A and the centerline of State Route 229; thence along the said centerline of State Route 229 and along a south line of a 6.597 acre tract now or formerly owned by Kathy A. and Edward Danner, II, as described in Official Records Volume 183, Page 909, South 50 deg. 49' 33" East 906.21 feet to a railroad spike found, being a southeast corner of the said 6.597 acre tract, also being the true point of beginning of the following described tract;

Thence along an east line of the said 6.597 acre tract, North 05 deg. 30' 06" East, 640.99 feet to an iron pipe found, being on a south line of the said 6.597 acre tract (passing an iron pipe found at 36.05 feet); thence along the said south line of the 6.597 acre tract, South 87 deg. 24' 35" East, 198.10 feet to an iron pipe found, being a southeast corner of the said 6.597 acre tract; thence South 09 deg. 40' 17" West, 748.58 feet to a Mag Nail set, being in the said centerline of State Route 229 (passing an iron bar set at 714.11 feet); thence along the said centerline of State Route 229, North 50 deg. 49' 33" West, 172.33 feet to the true point of beginning;

Containing 2.744 acres, more or less, being part of an original 34.866 acre tract as described in Official Records Volume 206, Page 1344; Subject to all easements, restrictions and rights of way, if any, of record. Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on April 5, 2002, revised April 23, 2002. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

Subject to zoning restrictions, leases, easements, covenants and restrictions of record.
 Taxes shall be prorated to date of closing.

Parcel No.: 619-100-01-013-013

Prior Instrument Reference: Volume 679, Page 107

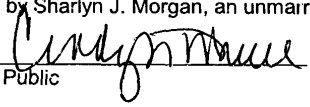
Signed and acknowledged this 18 day of October, 20 19.

Sharlyn J. Morgan
 Sharlyn J. Morgan

State of Ohio

County of Knox

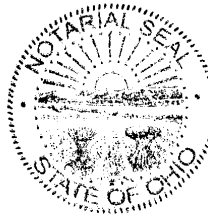
The foregoing instrument was acknowledged before me this 18 day of October,
2019, by Sharlyn J. Morgan, an unmarried woman.


Notary Public

Affix stamp/seal:

THIS INSTRUMENT PREPARED BY:

The Giles Law Group
109 E. High Street
Mount Vernon, OH 43050
Telephone: 740-397-5321
K19-40503[Ashley Bisbee]



CINDY L. MCDOWELL
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Knox County
My Comm. Exp. 10/3/2022