



Doc ID: 013379990003 Type: OFF
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Recorded: 06/05/2020 at 09:49:28 AM
Fee Amt: \$42.00 Page 1 of 3
Workflow# 0000212428-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2020-00019149

BK **1733** PG **1205-1207**

CROWN SEARCH SERVICES
2323 W FIFTH AVE
#144
COLUMBUS, OH 43204

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 6-4-2020 Transfer Tax Paid 4954.00
~~TRANSFERRER OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By JB

Order Number: 20701969-WES

Crown - TTA - W

SURVIVORSHIP DEED

Brandon Nix and Elizabeth Nix, husband and wife, of Delaware County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Patrica A. Van Gundy and Jacob M. Van Gundy, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 8421 Dow Circle W., Strongsville, Ohio 44136 the following real property:

“See Exhibit “A” attached hereto and made a part hereof....”

Parcel Number: 619-100-01-014-000

Property Address: 1946 State Route 229, Ashley, Ohio 43003

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.


Prior Instrument Reference: OR Volume 1579, Page 276, Recorder's Office, Delaware County, Ohio.

1946 St. Rt. 229

Executed this 29th day of April, 2020.



Brandon Nix



Elizabeth Nix

State of Ohio
County of Delaware ss:


This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

The foregoing instrument was acknowledged before me this 29th day of April, 2020, by Brandon Nix and Elizabeth Nix.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JOSEPH J. BARONE
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

Surv-hw

EXHIBIT A

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 5.001 acres out of an original 23.4766 acre tract conveyed to Bruner Land Company, Inc., in Official Record 0025, Page 548 and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the centerline of State Route 229 and the South line of Farm Lot "A", being the Southeast corner of said original 23.476 acre tract and in the North line of land conveyed to the 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 Southeast corner of said Farm Lot "A";

Thence, North 88° 57' 13" West, along said farm lot line and South 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;

Thence, North 39° 10' 27" East, leaving said Farm Lot line and South line, through said original 23.476 acre tract, a distance of 159.10 feet to an iron pin set;

Thence, South 88° 57' 13" East, continuing through said original 23.476 acre tract, a distance of 212.33 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 358.25 feet), a total distance of 388.25 feet to a railroad spike set in said centerline of State Route 229;

Thence, South 50° 49' 33" East, along said centerline, a distance of 386.07 feet to a railroad spike set at the point of curvature;

Thence along the arc of a curve to the left, having a radius of 14625.000 feet, a delta angle of 01° 14' 13", having a chord bearing of South 51° 26' 40" East, a chord distance of 315.76 feet to the place of beginning;

Containing 5.001 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 of 5.001 acres for Bruner Land Company, Inc., Prepared by Stults and Associates, Inc., dated July 17, 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.

Subject however, to all easements, restrictions and rights-of-way of record, if any.

Bearings are based on the centerline of State Route 229 (South 50° 49' 33") as contained in Official Record Volume 0025, Page 548.

All iron pins set are 5/8 inch solid iron pins with yellow plastic caps stamped "Stults & Assoc".

All references are to the records of the Recorder's Office of Delaware County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Marlboro, County of Delaware and in the State of Ohio, containing 0.610 acres, more or less, and more particularly described as follows:

Being situated in Farm Lot A, Township Six (6) North, Range Nineteen (19) West, Section One (1), United States Military Lands, Marlboro Township, Delaware County, State of Ohio. Being part of that land of record in Official Records Volume 864, Page 1082, in the Delaware County Recorder's Office and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 229 with the South line of Farm Lot A, the North line of Farm Lot 9; thence North 88° 57' 13" West along the South line of Farm Lot A, the North line of Farm Lot 9, a distance of 892.16 feet to a 5/8 inch iron pin set and being the true place of beginning.

thence from the true place of beginning North 88° 57' 13" West along the South line of Farm Lot A, the North line of Farm Lot 9, also being a Northerly boundary of USA Lands (D.V. 227 P. 104), a distance of 212.33 feet to an iron pin found;

thence North 39° 10' 27" East along the Easterly boundary of Anwar A. & Lindsey A. Alii (O.R. 761 P. 2198) a distance of 159.18 feet to an iron pin found;

thence South 88° 57' 13" East along the Southerly boundary of said Alii a distance of 212.33 feet to an iron pin found;

thence South 39° 10' 27" West a distance of 159.18 feet to the place of beginning containing 0.610 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in May 2014. Bearing Basis from O.R. 864 Page 1082, the south line of Farm Lot A as North 88 degrees 57 minutes 13 seconds West.

All iron pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922".

For Informational Purposes only:

Commonly Known As: 1946 State Route 229, Ashley, OH 43003
Tax Parcel ID: 619-100-01-014-000

DESCRIPTION APPLICABLE
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

[Signature]
6/14/20