

200500028812
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 07-22-2005 At 03:41 PM.
 DEED 28.00
 DR Book 630 Page 1994 - 1995

Order Number: 48101-AT

SURVIVORSHIP DEED

200500028812
 TALON GROUP-BOX

Jackson Durham Jr., unmarried and Amy Jo Conn fka Amy J. Conn-Durham, unmarried, of Delaware County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Daniel B. Tedesco and Janice L. Tedesco**,* for their joint lives, remainder to the survivor of them, whose tax mailing address is Third Federal Savings and Loan Association, 7007 Broadway Avenue, Cleveland, Ohio 44105 the following real property:

*Husband and Wife

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 619-100-01-013-001

Property Address: 1919 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 instruments of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Official Records Volume 415, page 2570, Recorder's Office, Delaware County, Ohio.

Witness their hand(s) this 15th day of July, 2005.

Jackson Durham Jr.
 Jackson Durham Jr.
Amy Jo Conn
 Amy Jo Conn

State of Ohio
 County of Delaware ss:

Be It Remembered, that on this 15th day of July, 2005, before me, a Notary Public in and for said State, personally appeared the above named Jackson Durham Jr. and Amy Jo Conn, 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.



SUSAN S. MORRISON
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES APRIL 4, 2006

Susan S. Morrison
 Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

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

Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C. \$696.00
 DATE 7/20/05 Transfer Tax Paid
 TRANSFERRED ON TRANSFER NOT NECESSARY
 Delaware County Auditor By *TCB*

EXHIBIT A

48101-AT

LEGAL DESCRIPTION

Real property in the Township of Marlboro, County of Delaware, State of Ohio, and is described as follows:

Being part of Farm Lot A in Quarter-Township 1, Township 6, Range 19 of the United States Military Lands, and being more particularly 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 South 50 degrees 49' 33" East, 1,395.75 feet to a Mag Nail set, being the TRUE POINT OF BEGINNING of the following described tract;

thence North 30 degrees 32' 04" east 234.83 feet to an iron bar set (passing an iron bar set at 30.34 feet);

thence North 12 degrees 06' 04" East 391.66 feet to an iron bar set;

thence South 58 degrees 48' 20" East 213.55 feet to an iron bar set;

thence South 02 degrees 35' 25" West 424.42 feet to an iron bar set;

thence South 38 degrees 41' 07" West 269.76 feet to a Mag Nail set, being in the said centerline of State Route 229 (passing an iron bar set at 239.76 feet);

thence along the said centerline of State Route 229 North 50 degrees 49' 33" West 253.21 feet to the TRUE POINT OF BEGINNING.

containing 3.698 acres, being part of an original 120.437 acre tract as described in Official Record Volume 45, page 1564;

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

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on October 2, 2000. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

619-100-01-013-001

