

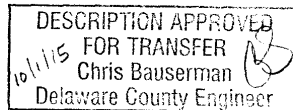


Doc ID: 010850190001 Type: OFF  
 Kind: DEED  
 Recorded: 10/05/2015 at 01:52:37 PM  
 Fee Amt: \$28.00 Page 1 of 1  
 Workflow# 0000104495-0005  
 Delaware County, OH  
 Melissa Jordan County Recorder  
 File# 2015-00028686

BK **1380** PG **1431**

GREAT AMERICAN TITLE  
 6800 LAUFFER RD BLDG 2  
 COLUMBUS, OH 43231

Delaware County  
 The Grantor Has Complied With  
 Section 319.202 Of The R.C.  
 DATE 10/5/15 Transfer Tax Paid 509.40  
 TRANSFERRED OR TRANSFER NOT NECESSARY  
 Delaware County Auditor By BT



File No.: 17412-OH

## GENERAL WARRANTY DEED

Patricia L. Rayburn nka Patricia L. Clements, **married, Grantor(s)**, for valuable consideration paid, grant (s) with general warranty covenants to Alyssa M. Kitchen **and Collin Howard**, for their joint lives, remainder to the survivor of them, **Grantee(s)**, whose tax mailing address is:  
3701 Regent Blvd Ste 200, Irving, TX 75063 the following **REAL PROPERTY**:

Situated in the State of Ohio, County of Delaware and in the Township of Marlboro and bounded and described as follows:

Being part of Lot H, Sec. 1, Township 6, Range 19, U.S.M. Lands. Beginning at a railroad spike on the centerline of State Route 229, said spike being S. 47° 53' E. 612.89 feet from the northwesterly corner of Lot H; thence S. 47° 53' E. continuing along the centerline of S.R. 229, a distance of 249.63 feet to a railroad spike; thence S. 45° 31' W. 173.26 feet to an iron pin, passing over an iron pin at 30.00 feet; thence N. 81° 14' W. 275.10 feet to an iron pipe; thence N. 40° 27' E. 323.97 feet to the point of beginning, passing an iron pipe at 293.97 feet. Containing 1.368 acres of land, more or less.

Parcel Number: 619-100-01-018-000

The warranties of this Deed are subject to: a) any mortgage assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Prior Instrument Reference: Deed Records Vol. 481 Page 1029

Property Address: 1404 State Route 229, Ashley, OH 43003

Parcel Number: 619-100-01-018-000

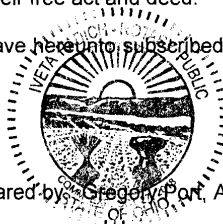
Craig A. Clements, husband of the Grantor, releases all rights of dower therein.

Executed this the 24 day of September, 2015.  
  
 Patricia L. Rayburn nka Patricia L. Clements  
  
 Craig A. Clements

State of Ohio  
 County of Franklin Delaware

Be it remembered that on this 24 day of September, 2015, before me, the subscriber, personally came the above named Patricia L. Rayburn nka Patricia L. Clements and Craig A. Clements, wife and husband, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



Notary Public  
 My Commission Expires: 02/21/18

This instrument was prepared by: Gregory Port, Attorney at Law