

J MICHAEL NICKS
96 W WILLIAM STREET
DELAWARE, OH 43015



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Fee Amt: \$42.00 Page 1 of 3
Workflow# 0000334647-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00015751

BK **2044** PG **2574-2576**

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 7-24-2023 Transfer Tax Paid 0
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By S. Opp

Survivorship Deed

Caleb M. Rettig, Grantor, married to Katherine L. Rettig, of Delaware County, Ohio, for valuable consideration paid, does hereby remise, release, and grant with general warranty covenants to **Caleb M. Rettig and Katherine L. Rettig, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax-mailing address is 1360 State Route 229, Ashley, OH 43003 the following described REAL PROPERTY, and improvements and appurtenances there to:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 61910001019000

Address: 1360 State Route 229, Ashley, OH 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.

Prior Instrument Reference: Book 1248, Page 1813-1816 of the Deed of Records of Delaware County Ohio.

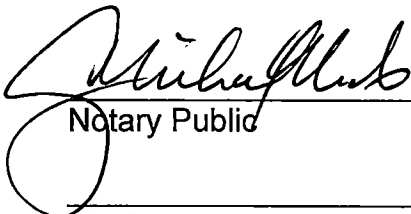
Executed by **Caleb M. Rettig** this 24 day of July, 2023.


Caleb M. Rettig, Grantor

State of Ohio) SS:

County of Delaware)

BE IT REMEMBERED, that on this 24th day of July, 2023, before me, the subscriber, a Notary public in and for said state, personally came the above-named **Caleb M. Retting**, who acknowledged the signing thereof to be his voluntary act and deed.



Notary Public



J. Michael Nicks
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

My Commission Expires

This Instrument Prepared by J. Michael Nicks, Attorney at Law
96 W. William Street, Suite 100, Delaware, OH 43015

Exhibit A
Legal Description

All that certain parcel of land situated in the Township of Marlboro, County of Delaware, State of Ohio, being part of Farm Lot H in Section 1, Township 6, Range 19 of the United States Military Lands and being more particularly described as follows:

Commencing at an iron pipe found at the intersection of the centerline of State Route 229 and the west line of said Farm Lot H;

Thence along said centerline of State Route 229 South 47° 53' 00" East 287.26 feet to a railroad spike set, being the TRUE POINT OF BEGINNING of the following described tract;

Thence continuing along said centerline of State Route 229 South 47° 53' 00" East 326.00 feet to railroad spike found, being the northwest corner of a 1.368 acre tract now or formerly owned by James and Gerda Stalker, as described in Deed Book 350, Page 145;

Thence along the west line of said 1.368 acre tract South 40° 28' 25" West 323.96 feet to an iron pipe found, being the southwest corner of said 1.368 acre tract (passing an iron pipe found at 30.01 feet), also being on the north line of a 36.518 acre tract now or formerly owned by Patricia M. Cline, as described in Deed Book 509, Page 191;

Thence along said north line of the 36.518 acre tract North 81° 06' 01" West 287.73 feet to an iron pipe found, being the northwest corner of said 36.518 acre tract, also being on said west line of Farm Lot H;

Thence along said west line of Farm Lot H North 03° 41' 57" East 152.20 feet to an iron bar set;

Thence North 42° 07' 00" East 362.20 feet to the TRUE POINT OF BEGINNING (passing an iron bar set at 332.20 feet); Containing 3.106 acres, being part of an original 4.301 acre tract as described in Deed Book 353, Page 679; Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on June 19, 1997. Basis of bearings is the centerline of State Route 229 per Deed Book 353, Page 679. All iron bars set are set with plastic cap marked "SLSS RS 6612".

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
RL

7-24-23