

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 7/8/2021 Transfer Tax Paid \$0
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By [Signature]


Doc ID: 014056310003 Type: OFF
Kind: DEED
Recorded: 07/09/2021 at 10:53:42 AM
Fee Amt: \$42.00 Page 1 of 3
Workflow# 0000263354-0002
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00030871
BK **1877** PG **2076-2078**
A.S.K. SERVICES INC
40600 ANN ARBOR RD E
SUITE 200
PLYMOUTH, MI 48170

Space above reserved for use by Recorder's Office

Quit Claim Deed 6096340

KNOW ALL MEN BY THESE PRESENTS that Robert W. Varner and Bonnie R. Varner, husband and wife, the GRANTOR(S), who claims title by or through Instrument recorded as _____ in the Official Records of Delaware County Ohio Recorder's Office, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, received to my full satisfaction of Robert W. Varner and Bonnie R. Varner, as Trustee(s) of the Varner Family Trust dated September 26, 2014, and any amendments thereto, the GRANTEE(S), whose tax mailing address will be 1340 State Route 229, Ashley, OH 43003, does hereby

GIVE, GRANT, REMISE, RELEASE AND FOREVER QUITCLAIM, unto the said Grantee(s), his/her/their heirs and assigns forever, all such right and title as we the said Grantor(s) have or out to have in and to the following described parcel of land:

SEE ATTACHED EXHIBIT A

Permanent Parcel No(s): 619-100-01-019-001
Commonly Known As: 1340 State Route 229, Ashley, OH 43003

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by the Grantor(s), if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

EXECUTED this X 16 day of X Oct, 20 20.

X Robert W. Varner
Robert W. Varner

X Bonnie R. Varner
Bonnie R. Varner

STATE OF Ohio COUNTY OF Delaware ss.

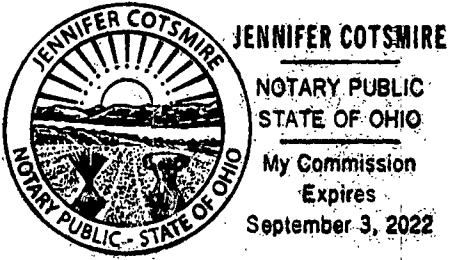
The foregoing instrument was acknowledged before me this 10-16-2020 by Robert W. Varner and Bonnie R. Varner, husband and wife.

X Jennifer Cotsmire Notary Public
My commission expires X

OHIO TRANSFER STAMPS
Exempt Under Division (G)(3)
of section 319.54 of the Ohio Revised Code

This instrument was prepared by:
Patricia Johnson
Diaz Anselmo Lindberg P.A.
1771 W. Diehl Ste 120
Naperville, IL 60563

Permanent Parcel No(s): 619-100-01-019-001
Commonly Known As: 1340 State Route 229, Ashley, OH 43003



Return Recorded Documents To:
A.S.K. Services
40600 Ann Arbor Rd E, Ste 200
Plymouth, MI 48170

EXHIBIT A

LAND SITUATED IN THE TOWNSHIP OF MARLBORO IN THE COUNTY OF DELAWARE IN THE STATE OF OH

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:

BEGINNING 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 DEGREES 53 MINUTES 00 SECONDS EAST 287.26 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 42 DEGREES 07 MINUTES 00 SECONDS WEST 362.20 FEET TO AN IRON BAR SET ON SAID WEST LINE OF FARM LOT H (PASSING AN IRON BAR SET AT 30.00 FEET);

THENCE ALONG SAID WEST LINE OF FARM LOT H NORTH 03 DEGREES 41 MINUTES 57 SECONDS EAST 462.28 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.194 ACRES, BEING PART OF AN ORIGINAL 4.301 ACRE TRACT AS DESCRIBED IN DEED BOOK 353, PAGE 679;

SUBJECT TO ALL EASEMENT, 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 A PLASTIC CAP MARKED "SLSS RS 6612".

DESCRIPTION
FOR TRANSMITTAL
Chris Bauserman
Delaware County Engineer

[Handwritten signature]
6/19/97