

## WARRANTY DEED

TUTTLEMAN REGISTERED U. S. PAT. OFFICE  
TUTTLEMAN LAW PRINT, PUBLICATIONS, BURLING, VT. 05401  
Standard Ohio Form 601

# Know all Men by these Presents

**That** Mearl C. Cline and Helen L. Cline, husband and wife, Kenneth W. Cline and Ruth E. Cline, husband and wife, Larry D. Cline and Crystal L. Cline, husband and wife, and Lenneth R. Cline, a single person

Delaware County, Ohio  
The Grantor has complied with  
Section 218.202 of the R.C.  
Date 5-10-85 Transfer Tax Paid 30.00  
TRANSFERRED BY David R. Thomas, Auctioneer  
David R. Thomas, Auctioneer By L. R. Thomas

of the Township of Marlboro, County of Delaware  
and State of Ohio Grantors, in consideration of the sum of  
One Dollar and Other Good and Valuable Considerations  
to them paid by Larry Witt and Jennie Witt whose mailing address  
is

of the Township of Marlboro, County of Delaware  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee Larry Witt and Jennie Witt

their heirs and assigns forever, the  
following Real Estate situated in the County of Delaware  
in the State of Ohio, and in the Township of  
Marlboro and bounded and described as follows:

Situated in Part of Lot I, Section 1, Township 6 North, Range 19 West, U.S.M. Lands, Marlboro Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing iron pipe located at the intersection of the West Line of Lot I with the centerline of State Route 229, also known as the Southeast corner of Lot I; thence along the centerline of State Route 229 N 47°53'00" W for a distance of 597.54 feet to a P/K nail set and the point of beginning; thence continuing along said centerline N 47°53'00" W for a distance of 311.46 feet to a P/K nail set (passing over a found railroad spike at a distance of 117.30 feet); thence N 04°28'10" E for a distance of 277.77 feet to an iron pin set; thence S 80°20'14" E for a distance of 203.40 feet to an iron pin set; thence S 01°58'34" W for a distance of 176.30 feet to an iron pin set; thence S 51°37'40" E for a distance of 155.90 feet to an iron pin set; thence S 30°58'36" W for a distance of 208.42 feet to a P/K nail set on the centerline of State Route 229 (passing over an iron pin set at a distance of 182.10 feet) and the place of beginning. Containing 2.143 acres more or less and subject to legal highways, easements, restrictions and agreements of record. All iron pins set are 5/8 inch and bear a plastic cap stamped "Garverick L.S. 6816."

The above description is from a new survey prepared by Jan K. Garverick L.S. #6816 on November 27, 1984.

**APPROVED**

Delaware County Regional  
Planning Commission  
Date 5-9-85

DELAWARE COUNTY, OHIO  
FILED FOR RECORD MAY 10 1985  
AT 3:08 O'CLOCK P.M.  
RECORDED May 16 19 85  
Deed RECORD  
VOL. 468 PAGE 775

County Recorder  
19-6-1-I  
1400  
1985  
158 PAGE 775

APPROVED  
FOR TRANSFER  
FRED L. STUBBS  
Auctioneer

*Johnnie R. Cline*

*Marlboro*

*Cline, Mearl C.  
Helen L.  
Kenneth W.  
Ruth E.  
Larry D.  
Crystal L.  
Lenneth R.*

0458 PAGE 776

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.

Last Transfer: Deed Record Volume , Page

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s* Larry Witt and Jennie Witt

their *heirs and assigns forever*

*And the said Grantor s* Mearl C. Cline, and Helen L. Cline, Kenneth W. Cline and Ruth E. Cline, Larry D. Cline and Crystal L. Cline and Lenneth R. Cline

*do hereby covenant with the said Grantee s* Larry Witt and Jennie Witt *for themselves and their heirs*

their *heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever save and except taxes and assessments to date of delivery of deed which are to be prorated and paid by Grantors. Grantees to pay all taxes and assessments thereafter. Also excepting easements, conditions, restrictions and rights of way of record.*

BY THE DEED

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s. Larry Witt and Jennie Witt their heirs and assigns against the lawful claims of all persons whomsoever except as stated above.

**In Witness Whereof** the said Grantors Mearl C. Cline and Helen L. Cline, Kenneth W. Cline and Ruth E. Cline, Larry D. Cline and Crystal L. Cline, and Lenneth R. Cline

who hereby release all their right s of dower in the premises, have hereunto set their hands, this 10<sup>th</sup> day of May in the year of our Lord one thousand nine hundred and eighty-five (19 85)

Signed and acknowledged in presence of

Edmund A. Plahvie  
as to all parties  
Kenneth W. Cline  
as to all parties

Mearl C. Cline  
Mearl C. Cline  
Helen L. Cline  
Helen L. Cline  
Kenneth W. Cline  
Kenneth W. Cline  
Ruth E. Cline  
Ruth E. Cline  
Larry D. Cline  
Larry D. Cline  
Crystal L. Cline  
Crystal L. Cline  
Lenneth R. Cline  
Lenneth R. Cline

The State of OHIO  
DELAWARE County } SS.

**Be it Remembered** That on this 10<sup>th</sup> day of May A.D. 19 85, before me, the subscriber, a Notary Public in and for said county, personally came the above named Mearl C. Cline and Helen L. Cline, husband and wife, Kenneth W. Cline and Ruth E. Cline, husband and wife, Larry D. Cline and Crystal L. Cline, husband and wife and Lenneth R. Cline, a single person

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

Notary Public  
Edward A. Plahvie, Attorney at Law, Delaware, Oh



# PLAT OF SURVEY

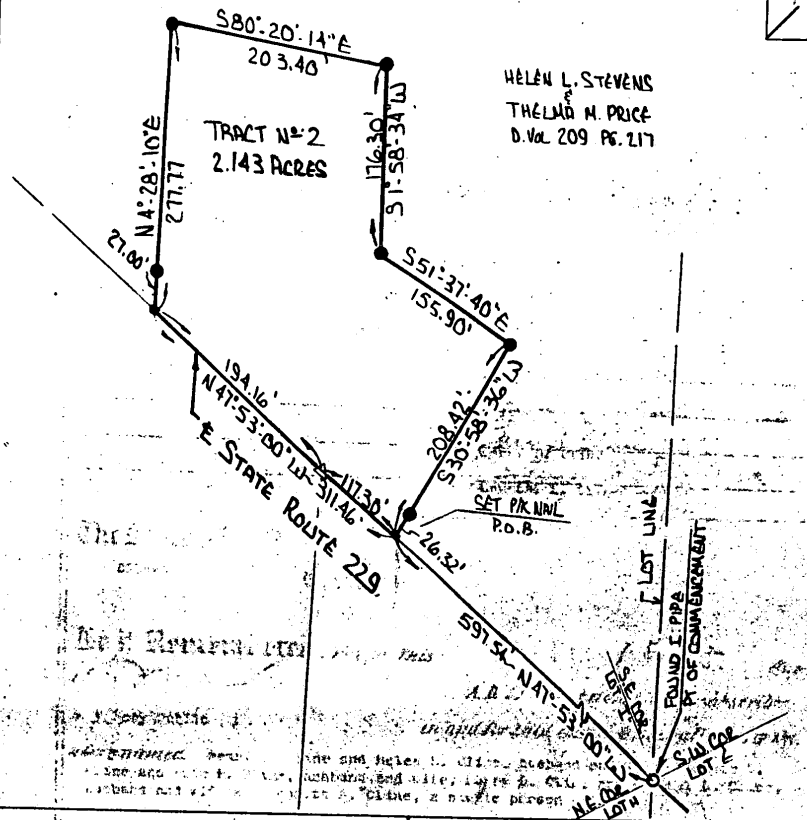
LIBER 0458 PAGE 778

SECTION 1TOWNSHIP 6-N

MARLBORO

LOT PART OF LOT JRANGE 19-WQUARTER U.S. MILITARY LANDSCOUNTY DELAWARE

STATE OF OHIO

 2  
 OF  
 2


## REFERENCE MATERIALS

- 1 Vol. 350 PG. 145 - RECORDER'S OFFICE
- 2 Vol. 353 PG. 679 - RECORDER'S OFFICE
- 3
- 4
- 5

 PRIOR DEED VOLUME 209 PAGE 217  
 BASIS OF BEARINGS D. Vol. 353 PG. 680

## LEGEND

 SCALE 1" = 100 FEET  
 0 100 200

- P/K NAIL FOUND
- P/K NAIL SET
- △ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- ⊠ STONE FOUND
- IRON PIN/PIPE FOUND
- 5/8" IRON PIN WITH A PLASTIC CAP
- STAMPED GARVERICK L.S. 6816

## GARVERICK SURVEYING

 915 Toulon Ave.  
 Marion, Ohio 43302  
 614-389-3139

 4380 U.S. 42  
 Cardington, Ohio 43315  
 419-864-8820

 I HEREBY CERTIFY THE ABOVE PLAT AND THE ACTUAL FIELD SURVEY  
 IT REPRESENTS AS BEING TRUE TO THE BEST OF MY KNOWLEDGE.

*John K. Garverick*  
 L.S. 6816

 Nov. 27, 1984  
 DATE OF SURVEY