

WARRANTY DEED



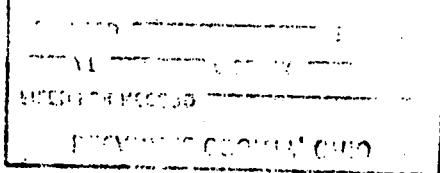
TUTBLAX REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

Standard Ohio Form 601

Know all Men by these Presents

REC-0504 PAGE 478

That Kenneth L. Cline and Ruth E. Cline, husband and wife
Lenneth R. Cline and Annette L. Cline, husband and wife



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 Mearl C. Cline and Helen L. Cline and Larry D.
Cline and Crystal Cline, whose mailing address is 1624 Cline Road,
Waldo, Ohio 43356

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

Grantee s Mearl C. Cline, Helen L. Cline, Larry D. Cline and Crystal
Cline

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:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

(Each of the Grantees will own an undivided one-fourth ($\frac{1}{4}$) interest
in the following real estate)

Being a part of Lot E and a part of Lot I, Section 1, Township 6
North, Range 19 West, U.S.M.L.; Marlboro Township, Delaware County,
State of Ohio, and more particularly described as follows:

Beginning at an iron pipe found at the S.E. corner of Lot I; this
also being in the centerline of State Route #229; thence North 47
degrees, 53 minutes, 00 seconds west; with said center line, a
distance of 597.54 feet to a P/K nail found; thence North 03
degrees, 58 minutes, 36 seconds east, crossing an iron pin found
at 26.32 feet, a total distance of 208.42 feet to an iron pin found;
thence North 51 degrees, 37 minutes, 40 seconds west; thence a
distance of 155.90 feet to an iron pin found; thence North 01
degrees, 58 minutes, 34 seconds east, a distance of 176.30 feet
to an iron pin found; thence North 80 degrees, 20 minutes, 14
seconds west, a distance of 203.40 feet to an iron pin found; thence
South 04 degrees, 28 minutes, 10 seconds west, crossing an iron
pin found at 250.77 feet, a total distance of 277.77 feet to a P/K
nail found in the centerline of State Route #229; thence North 47
degrees, 53 minutes, 00 seconds west, with said center line, a
distance of 1297.31 feet to a P/K nail found; thence North 03
degrees, 37 minutes, 39 seconds east; crossing an iron pin found
at 34.45 feet, a total distance of 1048.98 feet to an iron pin

APPROVED
FOR TRANSFER
FRED L. STULTS
Delaware County Engineer

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 7-1-88 Transfer Tax Paid None
TRANSFERRED OR TRANSFER NOT NECESSARY
David R. Thomas, Auditor By Me

found; thence South 87 degrees, 29 minutes, 19 seconds east, a distance of 1724.38 feet to a P/K nail found in the N.E. corner of a wood corner post found in the line between Lots I & D; thence South 03 degrees, 13 minutes, 49 seconds west; with said lot line, a distance of 577.02 feet to an iron pin found at the S.W. corner of Lot D (N.W. corner of Lot E); thence South 86 degrees, 37 minutes, 53 seconds east, with the north line of Lot E, a distance of 89.56 feet to an iron pin set; thence South 03 degrees, 30 minutes, 39 seconds west, a distance of 1953.31 feet to a railroad spike set in the centerline of State Route #229; thence North 48 degrees, 16 minutes, 31 seconds west, with said center line a distance of 120.27 feet to the place of beginning.

Containing 71.392 acres of land, more or less, (4.05 acres more or less in Lot E, the remainder in Lot I) and subject to all legal highways, easements, restrictions and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick L.S. 6816".

Prior Deed Vol. 209, Page 217.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816, dated July 1988.

Last Transfer: Deed Record Volume , Page

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees Mearl C. Cline and Helen L. Cline and Larry D. Cline and Crystal Cline their heirs and assigns forever.

And the said Grantors s Kenneth W. Cline, Ruth E. Cline, Lenneth R. Cline and Annette L. Cline

for themselves and their heirs.

do hereby covenant with the said Grantees s Mearl C. Cline, Helen L. Cline, Larry D. Cline and Crystal Cline

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 the date of delivery of deed which are to be prorated and paid by Grantors. Grantees to pay all taxes and assessments thereafter. Also excepting all easements, conditions, restrictions, zoning ordinances and rights of way of record.

DELAWARE COUNTY, OHIO
FILED FOR RECORD SEP - 1 1988
AT 3:45 O'CLOCK P M
RECORDED Sept. 7 1988
Deed RECORD.
VOL. 504 PAGE 478
Alfred J. Wilgus
COUNTY RECORDER
FEE \$ 14.00 SC

78385 ✓

Cline, Kenneth W
Ruth E
Lenneth R
Annette L

Cline, Mearl C & Helen L
Larry D & Crystal

Marlboro 19-6-1-E

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Delaware & Halverson

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s Mearl C. Cline, Helen L. Cline, Larry D. Cline and Crystal Cline their heirs and assigns against the lawful claims of all persons whomsoever except as stated above.

In Witness Whereof the said Grantor s Kenneth W. Cline, Ruth E. Cline, Lenneth R. Cline and Annette L. Cline

who hereby release all their right s of dower in the premises, have hereunto set their hand s, this 31st day of August in the year of our Lord one thousand nine hundred and eighty-eight (1988)

Signed and acknowledged in presence of

Jean L. Flahive witness
Edward A. Flahive witness

Kenneth W. Cline
Kenneth W. Cline
Ruth E. Cline
Ruth E. Cline
Lenneth R. Cline
Lenneth R. Cline
Annette L. Cline
Annette L. Cline

71424

The State of OHIO
DELAWARE County

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.

Be it Remembered That on this 31st day of August A.D. 19 88, before me, the subscriber, a Notary Public in and for said county, personally came the above named Kenneth W. Cline, Ruth E. Cline, Lenneth R. Cline and Annette L. Cline

the Grantor s

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.

EDWARD A. FLAHIVE, Attorney at Law
NOTARY PUBLIC FOR THE STATE OF OHIO
My Commission has no Expiration Date
Sec. 147.02 OHU Revised Code



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

Edward A. Flahive
Notary Public

This instrument prepared by Edward A. Flahive, Attorney at Law, Delaware, Ohio.

PLAT OF SURVEY

SECTION 1

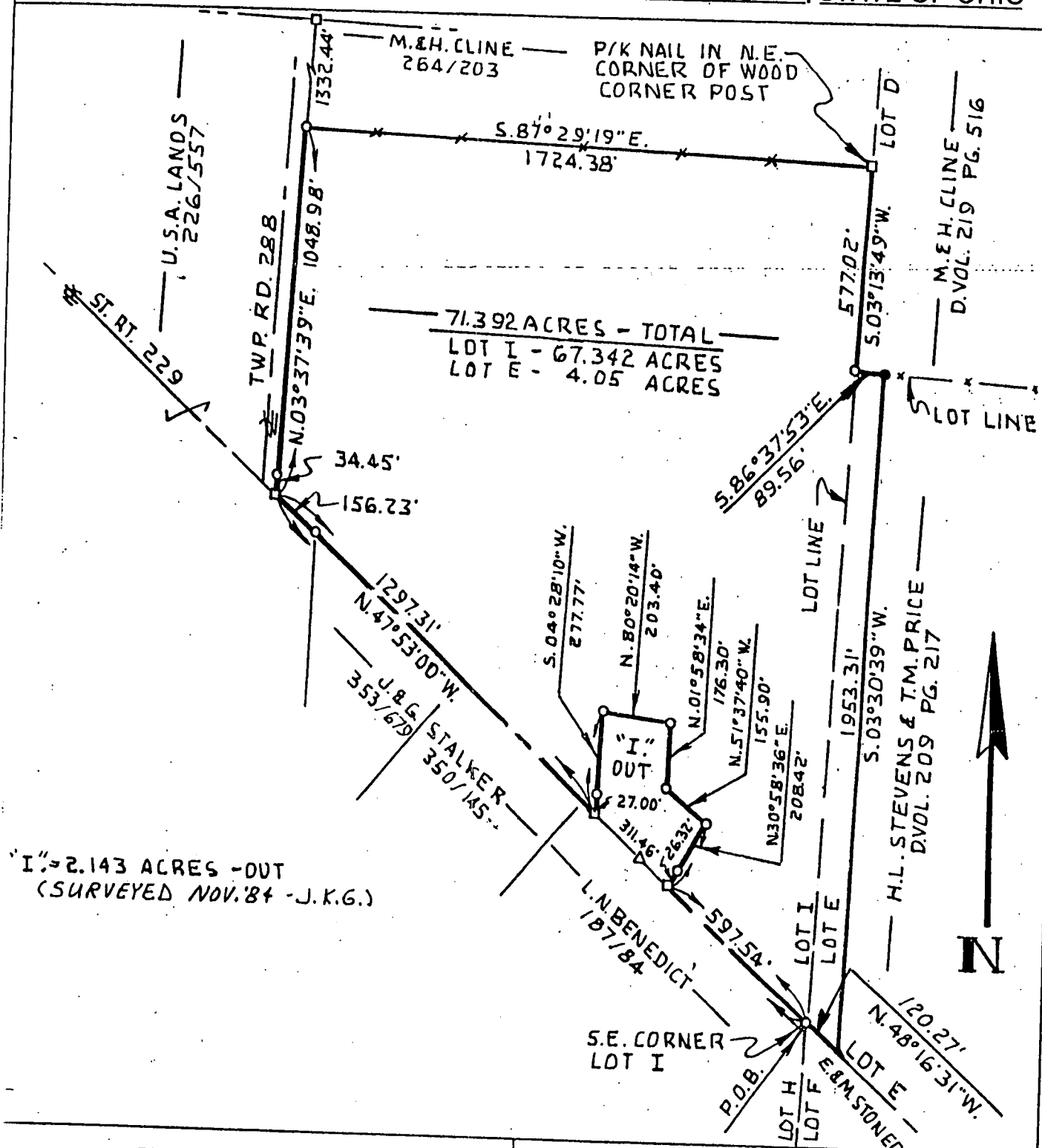
LOT PART OF LOT N^o I & E

~~QUARTER~~ U.S. MILITARY LANDS

TOWNSHIP 6 N : MARLBORO

RANGE 19 W

COUNTY DELAWARE : STATE OF OHIO



REFERENCE MATERIALS

- 1 VOL. 350 PG. 145 RECORDER'S OFFICE
- 2 VOL. 353 PG. 679 RECORDER'S OFFICE

PRIOR DEED VOLUME 209 PAGE 217

BASIS OF BEARINGS D.VOL. 353 PG. 680

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.

Jan K. Garverick
L.S. 6816

JULY 12, 1988

DATE OF SURVEY

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- LEGEND
- SCALE: 1" = 400' FEET
- ☐ 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

