

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 10-1-19 Transfer Tax Paid 585  
TRANSFERRED OR TRANSFER NOT NECESSARY  
Delaware County Auditor By CA



Doc ID: 013072920004 Type: OFF  
Kind: DEED  
Recorded: 10/01/2019 at 03:17:52 PM  
Fee Amt: \$44.00 Page 1 of 4  
Workflow# 0000191960-0001  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2019-00027298

BK 1668 PG 517-520

### GENERAL WARRANTY DEED

Know all persons by these presents, that:

**Mark Toprani and Dana Toprani**

husband and wife, the designated Grantor herein whether one or more than one, for valuable consideration received, hereby grant and assign with general warranty covenants, to:

**The Entrust Group, Inc. FBO Jerald Jay Weyandt Account #7230009482**

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be: 3333 Harbison Road; Cedarville, OH 45314, all interest in the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: State Route 229, Ashley, OH 43003

Parcel No. 619-100-01-013-000

Prior Deed Reference: OR Vol. 1401, Page 1257 of the Delaware County, Ohio records.

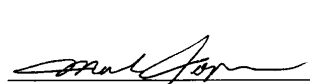
The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

ATTN: DANA RAY  
NORTHWEST TITLE

① 12-4763

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

Executed on this 27 day of September, 2019.

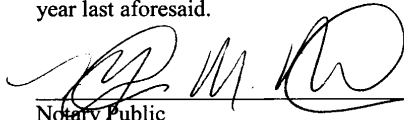
  
\_\_\_\_\_  
**Mark Toprani**

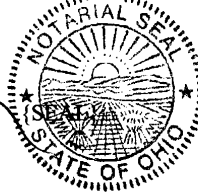
  
\_\_\_\_\_  
**Dana Toprani**

STATE OF Ohio  
COUNTY OF Franklin, ss.

Be it remembered, that on this 27<sup>th</sup> day of September, 2019, before me, the subscriber, a Notary Public in and for said State, personally came Mark Toprani and Dana Toprani, the Grantor in the foregoing instrument, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

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

  
\_\_\_\_\_  
Notary Public

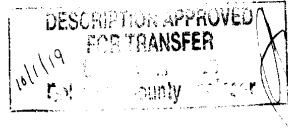
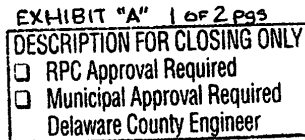


**Melissa M. Mamula**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 24, 2022

This instrument prepared by:  
The Holfinger Stevenson Law Firm  
1160 Dublin Road, Suite 500  
Columbus, OH 43215

File #12-9763

After recording, return to:  
Northwest Select Title Agency, LLC  
c/o Lee Myers  
100 East Wilson Bridge Road, Suite 105  
Worthington, OH, 43085



**EXHIBIT "A"**  
(File #12-9763)

Situated in the Township of Marlboro, County of Delaware, State of Ohio, being part of Farm Lots A and B in Quarter-Township 1, Township 6, Range 19 of the United States Military Lands, and being more particularly described as follows:

Commencing at a P.K. Nail found at the intersection of the west line of said Farm Lot A and the centerline of State Route 229;

thence along the said centerline of State Route 229 and along the south line of a 2.744 acre tract now or formerly owned by Vista Land Company, LLC, as described as Tract 5 in Official Records Volume 216, Page 427 South 50° 49' 33" East 1,078.54 feet to a Mag Nail set, being the southeast corner of the said 2.744 acre tract, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the said 2.744 acre tract North 09° 40' 17" East 748.58 feet to an iron pipe found, being the northeast corner of the said 2.744 acre tract, also being an east corner of a 6.597 acre tract now or formerly owned by Kathy A. and Edward Danner, II, as described in Official Records Volume 183, Page 909 (passing an iron bar set at 34.47 feet);

thence along an east line of the said 6.597 acre tract North 51° 26' 55" West 102.89 feet to an iron pipe found, being an easterly corner of the said 6.597 acre tract;

thence along an east line of the said 6.597 acre tract, and along an east line of a 9.511 acre tract now or formerly owned by Vista Land Company, LLC, as described as Tract 2 in Official Records Volume 68, Page 1140 North 01° 34' 52" East 1,128.86 feet to an iron pipe found, being the northeast corner of the said 9.511 acre tract, also being on the south line of a 45.811 acre tract now or formerly owned by Vista Land Company, LLC, as described as Tract 1 in Official Records Volume 110, Page 1831;

thence along a south line of the said 45.811 acre tract North 89° 05' 30" East 300.29 feet to an iron pipe found;

thence along a south line of the said 45.811 acre tract South 88° 42' 02" East 300.00 feet to an iron pipe found;

thence along a south line of the said 45.811 acre tract North 86° 47' 55" East 301.05 feet to an iron pipe found, being the southeast corner of the said 45.811 acre tract, also being on the east line of said Delaware County;

thence along the said east line of Delaware County South 01° 34' 52" West 1,010.46 feet to an iron pipe found, being the northeast corner of a 5.728 acre tract now or formerly owned by Ronald and Robin Miller, as described in Official Records Volume 105, Page 782;

thence along the north line of the said 5.728 acre tract, and along the north line of a 5.708 acre tract now or formerly owned by Vista Land Company, LLC, as described as Tract 10A in Official Records Volume 211, Page 1218 North 88° 21' 23" West 330.58 feet to an iron pipe found, being a northerly corner of the said 5.708 acre tract;

thence along a northwesterly line of the said 5.708 acre tract South 58° 49' 11" West 245.14 feet to an iron pipe found;

thence along a northwesterly line of the said 5.708 acre tract South 60° 47' 31" West 264.56 feet to an iron pipe found, being a northwest corner of the said 5.708 acre tract;

thence along the west line of the said 5.708 acre tract, and along the west line of a 2.990 acre tract now or formerly owned by Vista Land Company, LLC, as described as Tract 9 in Official Records Volume 216, Page 427 South 09° 40' 17" West 742.76 feet to a Mag Nail set, being the southwest corner of the said 2.990 acre tract, also being in the said centerline of State Route 229 (passing an iron bar set at 708.29 feet);

thence along the said centerline of State Route 229 North 50° 49' 33" West 68.94 feet to the TRUE POINT OF BEGINNING;

**containing 23.424 acres**, being part of an original 34.866 acre tract as described in Official Records Volume 206, Page 1344;

there being approximately 22.068 acres in said Farm Lot A and approximately 1.356 acres in said Farm Lot B;

subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on October 8, 2002. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".