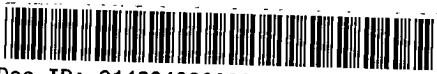


Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C. *Q*
DATE 6-14-23 Transfer Tax Paid
~~TRANSFERRER OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By


Doc ID: 014824290006 Type: OFF
Kind: DEED
Recorded: 06/15/2023 at 03:43:23 PM
Fee Amt: \$66.00 Page 1 of 6
Workflow# 0000332064-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00012387
BK **2037** PG **1492-1497**

CROWN SEARCH BOX

QUIT CLAIM DEED

Know all Men by these Presents,

That, GARRIE K. NOLTING aka GARRIE NOLTING and KATHY D. NOLTING aka KATHY NOLTING, husband and wife, of Delaware County, Ohio, do hereby remise, release and forever quit claim to GARRIE K. NOLTING and KATHY D. NOLTING, Co-Trustees of the NOLTING FAMILY TRUST, dated March 15, 2023, whose tax mailing address is 1933 State Route 229, Ashley, Ohio 43003, the following real property more fully described in the attached Exhibit “A” – “D”:

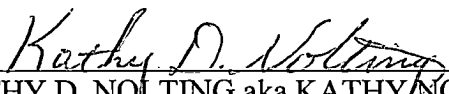
Property Addresses: 1933 State Route 229, Ashley, Ohio 43003
 28 Noble Street, Delaware, Ohio 43015
 12 East High Street, Ashley, Ohio 43003
 14 East High Street, Ashley, Ohio 43003
 244 North Union Street, Delaware, Ohio 43015

Parcel Numbers: 619-100-01-013-016, 519-433-22-022-000
 618-131-10-005-000, 618-131-10-006-000
 519-431-06-004-000

Prior Instruments: Volume 181, Page 703
 Volume 183, Page 1603
 Volume 338, Page 773
 Volume 1536, Page 2629

IN WITNESS WHEREOF, We have hereunto set our hands, this 26th day of April, 2023.


GARRIE K. NOLTING aka GARRIE NOLTING

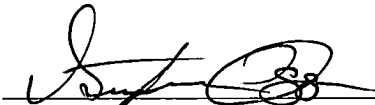

KATHY D. NOLTING aka KATHY NOLTING

STATE OF OHIO)
) ss:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 26th day of April, 2023, by GARRIE K. NOLTING aka GARRIE NOLTING and KATHY D. NOLTING aka KATHY NOLTING.



STEPHEN OGG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-29-2027
Recorded in
Fairfield County


NOTARY PUBLIC

This instrument was prepared by Jarvis Law Office, P.C.
5100 Bradenton Ave., Ste. B, Dublin, Ohio 43017
614/495-4185

Exhibit "A"

SITUATED IN THE COUNTY OF DELAWARE, STATE OF OHIO AND IN THE CITY OF DELAWARE AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT 2016 PHILENA J. ROSS ETAL ADDITION TO THE CITY OF DELAWARE AS TO THE SAME IS NUMBERED AND DELINEATED ON RECORDED PLAT THEREOF OF RECORD IN PLAT BOOK 2, PAGE 245, RECORDER'S OFFICE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 28 NOBLE STREET, DELAWARE, OHIO 43015

PARCEL NUMBER: 519-433-22-022-000

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.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
6/14/23

Exhibit "B"

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, AND IN THE CITY OF DELAWARE:

BEING THE WEST ONE-HALF OF INLOT NUMBER ONE HUNDRED THIRTY-FIVE (135), IN BUMFORD AND SWEETZERS ADDITION TO SAID CITY, SAID TRACT FRONTS SIX (6) POLES (99 FT) ON LINCOLN AVE. AND BEING FOUR (4) POLES (66 FT) DEEP. SEE VOLUME 2, PAGE 29 OF PLAT RECORDS, DELAWARE COUNTY RECORDER'S OFFICE.

PARCEL No. 519-431-06-004-000

PROPERTY ADDRESS: 222-224 N. UNION STREET, DELAWARE, OHIO 43015

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.

Exhibit "C"

TRACT I:

Situated in the State of Ohio, County of Delaware and Village of Ashley:

Being all of Inlot Seventy-one (71) in the Village of Ashley excepting five (5) feet off the entire east side thereof together with Three (3) feet off of the entire east side of Inlot Seventy-two (72) which adjoins Inlot Seventy-one (71) along its entire west side.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Delaware and Village of Ashley and bounded and described as follows:

Commencing at a point on the South line of Lot 71, 41.89 feet easterly from the Southwest corner of Lot 71;

Thence Northerly to the southwest corner of an existing brick building owned by Charles McBeth, and continuing northerly on the west side of a division wall a total distance of 58 feet to the northwest corner of said brick building and the southwest corner of the existing block building;

Thence easterly on the south edge of said concrete building and north edge of said brick building, a distance of 19.31 feet to the northeasterly corner of said brick building;

Thence southerly and parallel to the east line of Lot 71 and on the east edge of said brick building to a point on the south line of Lot 71 (said point being 5 feet west of the southeast corner of Lot 71);

Thence westerly along the south line of Lot 71 to the place of beginning.

TRACT II:

Situated in the State of Ohio, County of Delaware and Village of Ashley, and bounded and described as follows:

Commencing at a point on the South line of Lot 71, 41.89 feet easterly from the Southwest corner of Lot 71;

Thence Northerly to the southwest corner of an existing brick building owned by Charles McBeth, and continuing northerly on the west side of a division wall a total distance of 58 feet to the northwest corner of said brick building and the southwest corner of the existing block building;

Thence easterly on the south edge of said concrete building and north edge of said brick building, a distance of 19.31 feet to the northeasterly corner of said brick building;

Thence southerly and parallel to the east line of Lot 71 and on the east edge of said brick building to a point on the south line of Lot 71 (said point being 5 feet west of the southeast corner of Lot 71);

Thence westerly along the south line of Lot 71 to the place of beginning.

Property Address: 12-14 E. High Street, Ashley, Ohio 43003

PIN #618-131-10-005-000 and 618-131-10-006-000

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.

Exhibit "D"

Situated in the Township of Marlboro, County of Delaware, State of Ohio, being part of Farm Lot A 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, South 50 deg. 49' 33" East, 1,648.96 feet to a mag nail set, being the true point of beginning of the following described tract;

Thence North 38 deg. 41' 07" East 269.76 feet to an iron bar set (passing an iron bar set at 30.00 feet);
Thence North 02 deg. 35' 25" East 1,094.35 feet to an iron bar set;

Thence South 88 deg. 21' 23" East 289.16 feet to an iron bar set, being on the East line of said Delaware County, also being the East line of said Marlboro Township;

Thence along the said East line of Delaware County, also being the said East line of Marlboro Township South 01 deg. 34' 52" West 617.96 feet to an iron pipe found;

Thence continuing along the East line of said Marlboro Township South 02 deg. 35' 25" West 91.39 feet to an iron bar set;

Thence North 87 deg. 24' 35" West 240.00 feet to an iron bar set;

Thence South 02 deg. 35' 25" West 409.43 feet to an iron bar set;

Thence South 38 deg. 41' 07" West 289.82 feet to a mag nail set, being in the said centerline of State Route 229 (passing an iron bar set 259.82 feet);

Thence along the said centerline of State Route 229 North 50 deg. 49' 33" West, 60.00 feet to the true point of beginning;

Containing 5.728 acres, being part of an original 120.437 acre tract as described in Official Records Volume 45, Page 1564;

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

Surveyed by Frank Cello, Surveyor, Registration Number 6612 on October 2, 2000. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

Parcel Number: 619-100-01-013-009

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.

The preparer of this document has prepared the instrument based on the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, or an opinion on title.