



Doc ID: 010384740004 Type: OFF
Kind: DEED
Recorded: 07/01/2014 at 09:24:35 AM
Fee Amt: \$64.00 Page 1 of 4
Workflow# 0000077667-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2014-00015624

Delaware County ANWAR A ALLI
The Grantor Has Complied With 1882 ST RT 229
Section 319.202 Of The R.C. ASHLEY, OH 43003

DATE 7/1/14 Transfer Tax Paid 2.80
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By BAH
Warranty Deed

BK 1293 PG 2168-2171

This Deed is made on this day of June 30, 2014, between the Grantor, Elizabeth A. Markstein (Married) whose tax mailing address is 2821 Township Road 20, Cardington, Ohio and Anwar A Alli (Husband) and Lindsey A Alli (Wife) (collectively the Grantee) whose tax mailing address is 1882 State Route 229, Ashley, Ohio 43003

For valuable consideration paid, the Grantor hereby grant with general warranty covenants, bargain, sell and convey the following described real property to the Grantee forever:

Situated in the Township of Marlboro, County of Delaware and in the State of Ohio, containing 0.610 acres, more or less, and being particularly described on Exhibit "A", legal description, and shown on exhibit "B", survey attached hereto.

Property Address: 0.610 Acres, St. Rt. 229, Ashley, Ohio 43003

Legal Description: Property transfer from Delaware County parcel ID 61910001014000, 1946 State Route 229, Ashley, Ohio to Delaware County parcel ID 61910001014001, 1882 State Route 229, Ashley, Ohio, specifically described in Attachment exhibit "A"

TO HAVE AND TO HOLD the same in fee simple forever.

This deed is executed and delivered by the Grantor and accepted by the Grantee subject to all legal highways and subject to and with all restrictions, easements, conditions, limitations, and reservations of record and to zoning restrictions which have been imposed thereon. Also excepting all taxes and assessments, if any, pro-rated to the date heretofore and after which Grantees assumes and agrees to pay.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property, and that the granted premises are free from all encumbrances. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

The herein described 0.610 acres shall not constitute an independent building site separate from the Grantee's adjacent parcel unless subsequently approved as such in accordance with applicable subdivision regulations

EXECUTED this day of June 30, 2014

Grantor Name: ELIZABETH A MARKSTEIN

Grantor Signature: Elizabeth A Markstein

Witness Name: BRITANY HUNTSWORTH

Witness Name: Shanna Likens

Witness Signature: Britany Huntsworth

Witness Signature: Shanna Likens

STATE OF Ohio

Delaware County Recorder
REVIEWED
BY: MW
DATE: 7-1-14

EXHIBIT A

VANCE SURVEYING

15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
Ph. (740) 397-6296
Fax (740) 397-6032

0.610 ACRES

Being situated in Farm Lot A, Township six (6) North, Range nineteen (19) West, Sections one (1), United States Military Lands, Marlboro Township, Delaware County, State of Ohio. Being part of that land of record in Official Records Volume 864 Page 1082 in the Delaware County Recorder's Office and being more particularly described as follows;

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 229 with the south line of Farm Lot A, the north line of Farm Lot 9; thence North 88 degrees 57 minutes 13 seconds West along the south line of Farm Lot A, the north line of Farm Lot 9, a distance of 892.16 feet to a 5/8 inch iron pin set and being the true place of beginning;

thence from the true place of beginning North 88 degrees 57 minutes 13 seconds West along the south line of Farm Lot A, the north line of Farm Lot 9, also being a northerly boundary of USA Lands (D.V. 227 P. 104), a distance of 212.33 feet to an iron pin found;

thence North 39 degrees 10 minutes 27 seconds East along the easterly boundary of Anwar A. & Lindsey A. Alli (O.R. 761 P. 2198) a distance of 159.18 feet to an iron pin found;

thence South 88 degrees 57 minutes 13 seconds East along the southerly boundary of said Alli a distance of 212.33 feet to an iron pin found;

thence South 39 degrees 10 minutes 27 seconds West a distance of 159.18 feet to the place of beginning - containing 0.610 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in May 2014. Bearing Basis from O.R. 864 Page 1082, the south line of Farm Lot A as North 88 degrees 57 minutes 13 seconds West. All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922".

Samuel R. Vance

Samuel R. Vance
Registered Surveyor No. 7922

May 27, 2014



Approved
Delaware County
Regional Planning Commission
Transfer to Adjoiner

Record By Dec. 27, 2014

RPC # 14-30-T

Signed Sub. 8-2014

DESCRIPTION FOR CLOSING ONLY
☒ RPC Approval Required
☒ Municipal Approval Required
Delaware County Engineer

6-27-14

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

COUNTY OF Delaware

On this day, personally appeared before me, Elizabeth Markstein, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of June 30, 2014.

Notary's Public Signature: Alice A. Williamson

My commission expires 8-21-2015.

RPC# 14-30-T



ALICE A. WILLIAMSON
Notary Public, State of Ohio
My Commission Expires
8-21-15

PREPARED BY: Robert Markstein
ROBERT MARKSTEIN

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296

FAX (740) 397-6032

vancesurveying@gmail.com

EXHIBIT B

SURVEY FOR

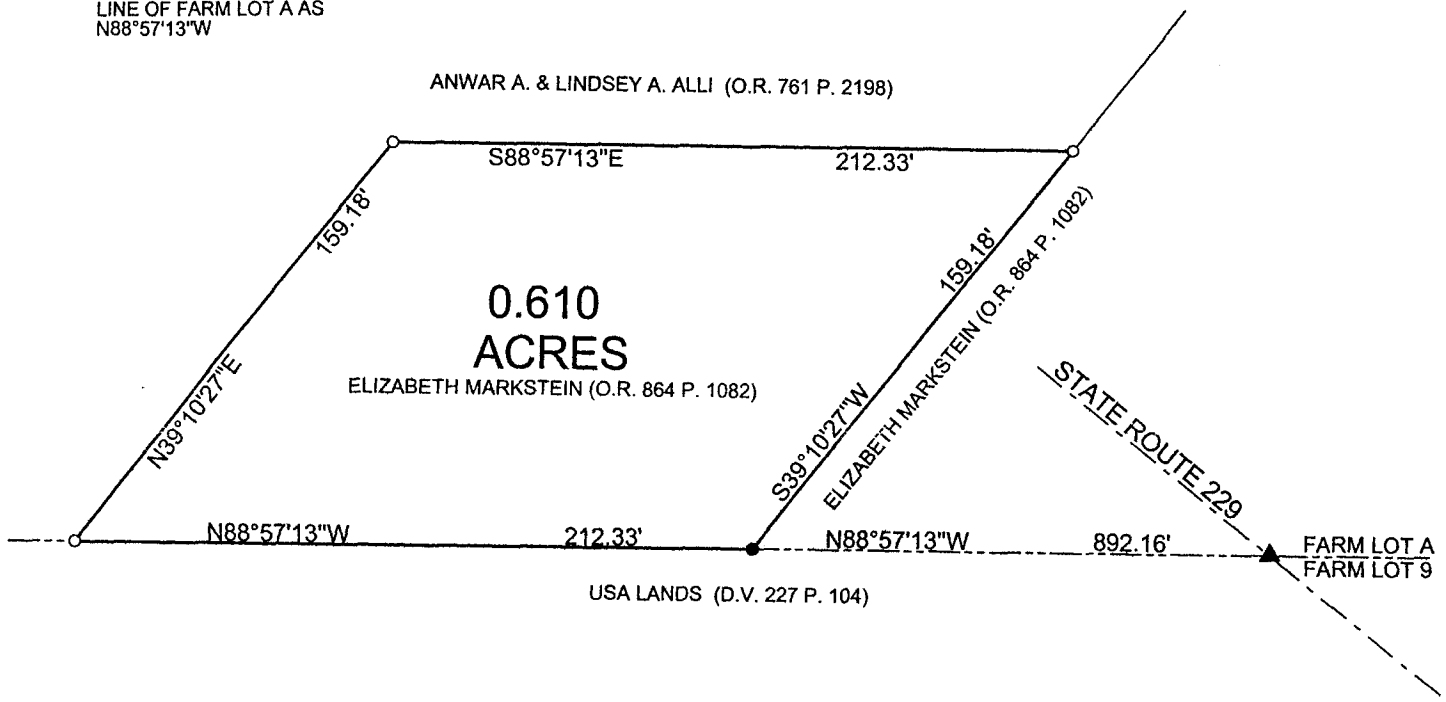
ELIZABETH MARKSTEIN

RANGE 19W, TOWNSHIP 6N, SECTION 1, FARM LOT A, USML,
MARLBORO TOWNSHIP, DELAWARE COUNTY, OHIO



BEARING BASIS: O.R. 864
PAGE 1082 - THE SOUTH
LINE OF FARM LOT A AS
N88°57'13"W

SCALE: 1" = 60'



LEGEND

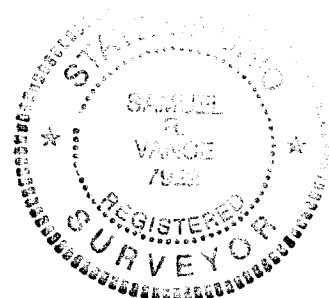
- IRON PIN FOUND
- ▲ RAILROAD SPIKE FOUND
- 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"

Approved
Delaware County
Regional Planning Commission
Transfer to Adjoiner

Record By Dec. 27, 2014

RPC # 14-30-T

signed Samuel R. Vance



CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED
FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHIO
ADMINISTRATIVE CODE.

Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

MAY 27, 2014