

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 4-14-17 Transfer Tax Paid \$99.00
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By TB

Doc ID: 011454220003 Type: OFF
Kind: DEED
Recorded: 04/14/2017 at 04:24:26 PM
Fee Amt: \$36.00 Page 1 of 3
Workflow# 0000140283-0003
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00010609
BK **1497** PG **56-58**

TITLE FIRST BOX

SURVIVORSHIP DEED

Keith Charles, a single person, of Delaware County, Ohio, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Tenaya M. Wolfe** and **Judith A. Wolfe**, husband and wife, for their joint lives, remainder to the survivor of them, Grantees, whose tax mailing address is 1925 State Route 229, Ashley, Ohio 43003, the following **REAL PROPERTY**:

For description of real estate conveyed by this deed and containing **2.990 acres**, more or less, see EXHIBIT "A" attached hereto and made a part hereof.

PIN: 619-100-01-013-014

Property Address: 1887 State Route 229, Ashley, Ohio 43003

Subject to all easements, conditions, restrictions, zoning ordinances, and rights of way of record. Real estate taxes shall be prorated to the date of delivery of deed and paid by Grantor. Grantees to pay all taxes and assessments thereafter.

Prior Instrument Reference: Official Record Volume 817, Page 620, Recorder's Office, Delaware County, Ohio.

Executed this 13th day of April, 2017.

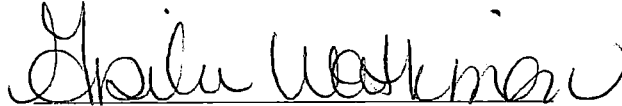


Keith Charles

[SEE NEXT PAGE FOR ACKNOWLEDGEMENT]

STATE OF OHIO
COUNTY OF DELAWARE, ss.

The foregoing instrument was acknowledged before me by **Keith Charles**, a single person, this 13th day of April, 2017.


Notary Public



GISELA WATKINSON
Notary Public
In and for the State of Ohio
My Commission Expires
June 23, 2021

This Instrument Prepared by: Terrence P. Flahive, Attorney at Law, P.O. Box 1040, Delaware, Ohio 43015

EXHIBIT "A"

Description of Real Estate

Being situated in the State of Ohio, in the County of Delaware, and in the Township of Marlboro, and being bounded and described as follows:

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, and along a south line of a 6.597 acre tract now or formerly owned by Kathy A. and Edward Danner, H, as described in Official Records Volume 183, Page 909 South 50° 49' 33" East 1,147.48 feet to a Mag Nail set, being the TRUE POINT OF BEGINNING of the following described tract;

thence North 09° 40' 17" East 584.86 feet to an iron bar set, being a southwest corner of a 5.708 acre tract now or formerly owned by Vista Land Company LLC, (passing an iron bar set at 34.47 feet);

thence along a south line of the said 5.708 acre tract South 58° 48' 20" East 259.08 feet to an iron bar set, being on a west line of the said 5.708 acre tract;

thence along the said west line of the 5.708 acre tract South 12° 06' 04" West 374.60 feet to an iron bar set;

thence along a west line of the said 5.708 acre tract South 29° 23' 23" West 214.55 feet to a Mag. Nail set, being a southwest corner of the said 5.708 acre tract, also being in the said centerline of State Route 229 (passing an iron bar set at 184.11 feet);

thence along the said centerline of State Route 229 North 50° 49' 33" West 175.50 feet to the TRUE POINT OF BEGINNING; containing 2.990 acres, being part of an original 34.866 acre tract as described in Official Records volume 206, Page 1344.

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on April 5, 2002, revised April 23, 2002. Basis of bearings is assumed. All iron bars set are set with a plastic cap marked "SLSS RS 6612".

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Property Address: 1887 State Route 229, Ashley, Ohio 43003

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/> RPC Approval Required	11/2/17
<input type="checkbox"/> Municipal Approval Required	
Delaware County Engineer	