

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 11-5-18 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By BM

Doc ID: 012749570004 Type: OFF
Kind: DEED
Recorded: 11/05/2018 at 09:01:51 AM
Fee Amt: \$44.00 Page 1 of 4
Workflow# 0000173000-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2018-00030222
BK **1604** PG **2000-2003**
FISHEL DOWNEY
7775 WALTON PKWY STE 200
NEW ALBANY, OH 43054

DEED PREPARED AND APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
11/5/18

QUIT-CLAIM DEED

Lindsey A. Alli, wife, of Delaware County, Ohio for valuable consideration paid, grants to
Anwar A. Alli, whose tax-mailing address is: 1882 State Route 229, Ashley, Ohio 43003; the
following **REAL PROPERTY**:

DESCRIPTION OF A 2.853 ACRE TRACT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE TOWNSHIP OF MARLBORO, COUNTY OF DELAWARE, STATE OF OHIO, LOCATED IN PART OF FARM LOT A, SECTION 1, TOWNSHIP 6, RANGE 19, UNITED STATES MILITARY LANDS, BEING 2.853 ACRES OUT OF AN ORIGINAL 23.476 ACRE TRACT CONVEYED TO BRUNER LAND COMPANY, INC. IN OFFICIAL RECORDS 0025, PAGE 548 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Exhibit A, attached hereto.

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.

Parcel No.: 619-100-01-014-001

Property Address: 1882 State Route 229, Ashley, Ohio 43003

Prior Instrument Reference: Volume 0761, Page 2198 of the Deed Records of Delaware County, Ohio.

Lindsey A. Alli, releases all rights of dower therein.

Exhibit A:

Legal Description (continued):

COMMENCING, FOR REFERENCE, AT A RAILROAD SPIKE SET AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 229 AND THE SOUTHERLY LINE OF SAID FARM LOT "A", BEING THE SOUTHEASTERLY CORNER OF SAID ORIGINAL 23.476 ACRE TRACT AND IN THE NORTH LINE OF LANDS CONVEYED TO UNITED STATES OF AMERICA IN DEED BOOK 227, PAGE 104, SAID SPIKE BEING NORTH 88° 57' 13" WEST, A DISTANCE OF 129.44 FEET FROM THE SOUTHEASTERLY CORNER OF SAID FARM LOT "A";

THENCE, NORTH 88° 57' 13" WEST, ALONG SAID FARM LOT LINE AND SOUTHERLY LINE OF SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET AT 78.62 FEET AND PASSING A U.S.A. MONUMENT FOUND AT 711.27 FEET, BEING 2.40 FEET SOUTH OF SAID FARM LOT LINE), A TOTAL DISTANCE OF 1104.49 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, FROM SAID TRUE PLACE OF BEGINNING, NORTH 88° 57' 13" WEST, CONTINUING ALONG SAID SOUTHERLY FARM LOT LINE, A DISTANCE OF 204.52 FEET TO AN IRON PIN SET;

THENCE, NORTH 39° 10' 27" EAST, LEAVING SAID SOUTHERLY FARM LOT LINE, THROUGH ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 279.15 FEET TO AN IRON PIN SET;

THENCE, NORTH 89° 56' 18" EAST, CONTINUING THROUGH SAID ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 197.42 FEET TO AN IRON PIN SET;

THENCE, NORTH 39° 10' 27" EAST, CONTINUING THROUGH SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET AT 370.78 FEET), A TOTAL DISTANCE OF 400.78 FEET TO A RAILROAD SPIKE SET IN SAID CENTERLINE OF STATE ROUTE 229 AND THE NORTHERLY LINE OF SAID ORIGINAL 23.476 ACRE TRACT;

THENCE, SOUTH 50° 49' 33" EAST, ALONG SAID CENTERLINE AND SAID NORTHERLY LINE, A DISTANCE OF 175.00 FEET TO A RAILROAD SPIKE SET;

THENCE, SOUTH 39° 10' 27" WEST, LEAVING SAID CENTERLINE AND SAID NORTHERLY LINE, THROUGH SAID ORIGINAL 23.476 ACRE TRACT (PASSING AN IRON PIN SET 30.00 FEET), A TOTAL DISTANCE OF 388.25 FEET TO AN IRON PIN SET;

THENCE, NORTH 88° 57' 13" WEST, CONTINUING THROUGH SAID ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 212.33 FEET TO AN IRON PIN SET;

THENCE, SOUTH 39° 10' 27" WEST, CONTINUING THROUGH ORIGINAL 23.476 ACRE TRACT, A DISTANCE OF 159.18 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 2.853 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY BY STULTS AND ASSOCIATES, INC. ALL OF WHICH IS OUT OF SAID ORIGINAL 23.476 ACRE TRACT AND FARM LOT "A".

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A "PLAT OF SURVEY FOR BRUNER LAND COMPANY, INC." PREPARED BY STULT AND ASSOCIATES, INC. DATED AUGUST 28, 2000, WHICH WAS BASED ON A SURVEY DATED FEBRUARY 11, 2000, PERFORMED BY SAMUEL W. VANCE (R.S. 6553) AS RECORDED IN OFFICIAL RECORD 0025, PAGE 550.

SUBJECT TO A FLOOD EASEMENT AS CONVEYED TO THE UNITED STATES OF AMERICA IN DEED BOOK 224, PAGE 665.


SUBJECT HOWEVER, TO ALL OTHER EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD, IF ANY.

BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 229 (SOUTH 50° 49' 33" EAST) AS CONTAINED IN OFFICIAL RECORD 0025 PAGE 548.

ALL IRON PINS SET ARE 5/8 INCH SOLID IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."

ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE OF DELAWARE COUNTY, OHIO.

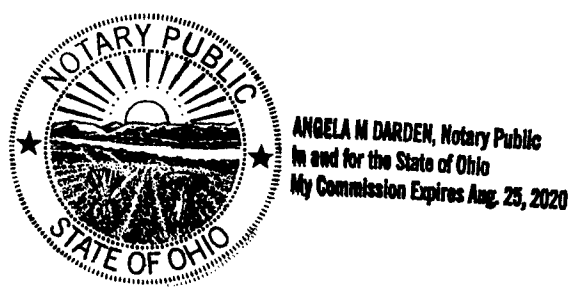
Witness her hand this 27th day of July, 2018.

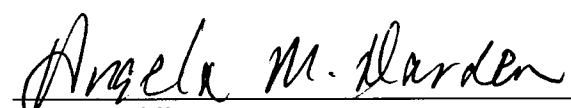

Lindsey A. Alli

STATE OF OHIO :
: SS.
COUNTY OF FRANKLIN :

BE IT REMEMBERED, That on this 27th day of July, 2018,
before me, the subscriber, a Notary Public in and for said state, personally came **Lindsey A. Alli**, the
Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and
deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on
this day and year aforesaid.




Notary Public