

Delaware County
The Grantor Has Complied With
Section 315 202 Of The R.C.
DATE 9-20-13 Transfer Tax Paid 530.70
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By S. Lkins

SERVICELINK
4000 INDUSTRIAL BLVD
ALIQUIPPA, PA 15001-9914



Doc ID: 010094100004 Type: OFF
Kind: DEED
Recorded: 09/20/2013 at 02:43:28 PM
Fee Amt: \$44.00 Page 1 of 4
Workflow# 0000062706-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2013-00035740
BK **1248** PG **1813-1816**

Commitment Number: 3182211

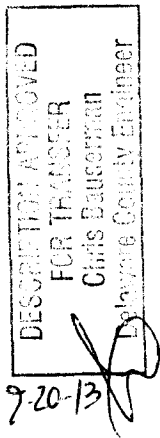
After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite
550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
61910001019000

SPECIAL WARRANTY DEED

CITIBANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for \$176,900.00 (One Hundred Seventy Six Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CALEB M. RETTIG**, hereinafter grantee, whose tax mailing address is **1360 STATE RT 229, ASHLEY, OH 43003**, the following real property:



All that certain parcel of land situated in the Township of Marlboro, County of Delaware, State of Ohio, being part of Farm Lot H in Section 1, Township 6, Range 19 of the United States Military Lands and being more particularly described as follows:

Commencing at an iron pipe found at the intersection of the centerline of State Route 229 and the west line of said Farm Lot H;

Thence along said centerline of State Route 229 South 47° 53' 00" East 287.26 feet to a railroad spike set, being the TRUE POINT OF BEGINNING of the following described tract;

Thence continuing along said centerline of State Route 229 South 47° 53' 00" East 326.00 feet to railroad spike found, being the northwest corner of a 1.368 acre tract now or formerly owned by James and Gerda Stalker, as described in Deed Book 350, Page 145;

Thence along the west line of said 1.368 acre tract South 40° 28' 25" West 323.96 feet to an iron pipe found, being the southwest corner of said 1.368 acre tract (passing an iron pipe found at 30.01 feet), also being on the north line of a 36.518 acre tract now or formerly owned by Patricia M. Cline, as described in Deed Book 509, Page 191;

Thence along said north line of the 36.518 acre tract North 81° 06' 01" West 287.73 feet to an iron pipe found, being the northwest corner of said 36.518 acre tract, also being on said west line of Farm Lot H;

Thence along said west line of Farm Lot H North 03° 41' 57" East 152.20 feet to an iron bar set;

Thence North 42° 07' 00" East 362.20 feet to the TRUE POINT OF BEGINNING (passing an iron bar set at 332.20 feet); Containing 3.106 acres, being part of an

original 4.301 acre tract as described in Deed Book 353, Page 679;

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

**Surveyed by Frank Celio, Surveyor, Registration Number 6612 on June 19, 1997.
Basis of bearings is the centerline of State Route 229 per Deed Book 353, Page 679.
All iron bars set are set with plastic cap marked "SLSS RS 6612".**

Property Address is: 1360 STATE RT 229, ASHLEY, OH 43003

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 009940750003, Official Records Book 1221, Page 112-114

Executed by the undersigned on July 25, 2013:

CITIBANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12, By BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Servicer and Attorney-in-Fact

By: _____

Name: Maria Lugo

Its: AVP

A Power of Attorney relating to the above described property was recorded on _____ at Instrument _____

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me on July 25, 2013 by Maria Lugo its AVP on behalf of **CITIBANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12, By BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Servicer and Attorney-in-Fact** who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Christa McClure