



Doc ID: 011493410006 Type: OFF
Kind: DEED
Recorded: 05/25/2017 at 11:21:53 AM
Fee Amt: \$60.00 Page 1 of 6
Workflow# 0000142473-0002
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00014519

BK 1504 PG 1174-1179

SHADE & SHADE BOX

Delaware County
The Grantor Has Complied With
Section 319.02 Of The R.C.
DATE 5-25-17 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By SM

QUITCLAIM DEED

Crystal L. Cline, the duly appointed and acting Executor of the Estate of Larry D. Cline by appointment of the Probate Court of Delaware County, Ohio in Case Number 16050510PES, Grantor, for valuable consideration paid, grants and quitclaims all right, title, and interest of Grantor to Crystal L. Cline, Michael B. Cline, Jeffrey P. Cline, and Jessica L. Cline Cashman, Trustees, or their successors in trust, of the Larry D. Cline Trust dated April 21, 2016, as the sole residuary beneficiary of the Estate of Larry D. Cline, also known as Larry Dale Cline, whose tax-mailing address is 1592 Cline Road, Waldo, Ohio 43356, the following described real estate:

See Exhibit A attached hereto.

Parcel Nos.:	619-100-01-003-000	619-100-01-004-000
	619-100-01-005-000	619-100-01-006-000
	619-100-01-009-000	619-100-01-007-000

This deed is given to convey any interest in the real estate described in Exhibit A attached hereto that did not pass to the Grantees in their capacities as Trustees of the Larry D. Cline Trust dated April 21, 2016, by the operation of the Transfer on Death Affidavit of Larry D. Cline upon the death of Larry D. Cline.

This deed is executed 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, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference, see instruments recorded in Deed Book 468, Page 772; Deed Book 504, page 478; Deed Book 604, Page 35; O.R. Vol. 538, Page 2384; O.R. Vol. 1416, Page 614; and even date herewith, Recorder's Office, Delaware County, Ohio.

IN WITNESS WHEREOF, the Grantor has hereunto executed this deed this 9th day of May, 2017.

Estate of Larry D. Cline

By: Crystal L. Cline
Crystal L. Cline, Executor

STATE OF OHIO
COUNTY OF DELAWARE, ss.

Before me, a notary public in and for said County and State, appeared the above named Crystal L. Cline, Executor of the Estate of Larry D. Cline, who executed the foregoing instrument and acknowledged that she did examine and read the same and did sign the foregoing instrument, and that the same is her free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal this 9th day of May, 2017.



DAVID C. SHADE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
SECTION 147.03 R.C.

David C. Shade
NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, Delaware, Ohio 43015.

Exhibit A

HOME FARM:

AN UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

BEING A PART OF LOT E AND A PART OF LOT I, SECTION 1, TOWNSHIP 6 NORTH, RANGE 19 WEST, U.S.M.L., MARLBORO TOWNSHIP, DELAWARE COUNTY, AND STATE OF OHIO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE S.E. CORNER OF LOT I; THIS ALSO BEING IN THE CENTERLINE OF STATE ROUTE #229;

THENCE NORTH 47 DEGREES, 53 MINUTES, 00 SECONDS WEST; WITH SAID CENTERLINE, A DISTANCE OF 597.54 FEET TO A P/K NAIL FOUND;

THENCE NORTH 03 DEGREES, 58 MINUTES, 36 SECONDS EAST; CROSSING AN IRON PIN FOUND AT 26.32 FEET, A TOTAL DISTANCE OF 208.42 FEET TO AN IRON PIN FOUND;

THENCE NORTH 51 DEGREES, 37 MINUTES, 40 SECONDS WEST; A DISTANCE OF 155.90 FEET TO AN IRON PIN FOUND;

THENCE NORTH 01 DEGREES, 58 MINUTES, 34 SECONDS EAST; A DISTANCE OF 176.30 FEET TO AN IRON PIN FOUND;

THENCE NORTH 80 DEGREES, 20 MINUTES, 14 SECONDS WEST; A DISTANCE OF 203.40 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 04 DEGREES, 28 MINUTES, 10 SECONDS WEST; CROSSING AN IRON PIN FOUND AT 250.77 FEET, A TOTAL DISTANCE OF 277.77 FEET TO A P/K NAIL FOUND IN THE CENTERLINE OF STATE ROUTE #229;

THENCE NORTH 47 DEGREES, 53 MINUTES, 00 SECONDS WEST; WITH SAID CENTERLINE, A DISTANCE OF 1297.31 FEET TO A P/K NAIL FOUND;

THENCE NORTH 03 DEGREES, 37 MINUTES, 39 SECONDS EAST; CROSSING AN IRON PIN FOUND AT 34.45 FEET, A TOTAL DISTANCE OF 1048.98 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 87 DEGREES, 29 MINUTES, 19 SECONDS EAST; A DISTANCE OF 1724.38 FEET TO A P/K NAIL FOUND IN THE N.E. CORNER OF A WOOD CORNER POST FOUND IN THE LINE BETWEEN LOTS I & D;

THENCE SOUTH 03 DEGREES, 13 MINUTES, 49 SECONDS WEST; WITH SAID LOT LINE, A DISTANCE OF 577.02 FEET TO AN IRON PIN FOUND AT THE S.W. CORNER OF LOT D (N.W. CORNER OF LOT E);

THENCE SOUTH 86 DEGREES, 37 MINUTES, 53 SECONDS EAST; WITH THE NORTH LINE OF LOT E., A DISTANCE OF 89.56 FEET TO AN IRON PIN SET;

THENCE SOUTH 03 DEGREES, 30 MINUTES, 39 SECONDS WEST; A DISTANCE OF 1953.31 FEET TO A RAILROAD SPIKE SET IN THE CENTERLINE OF STATE ROUTE #229;

THENCE NORTH 48 DEGREES, 16 MINUTES, 31 SECONDS WEST; WITH SAID CENTERLINE, A DISTANCE OF 120.27 FEET TO THE PLACE OF BEGINNING.

CONTAINING 71.392 ACRES OF LAND, MORE OR LESS, (4.05 ACRES, MORE OR LESS, IN LOT E; THE REMAINDER IN LOT I) AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

ALL SET IRON PINS ARE SOLID, 5/8 INCH, AND BEAR A PLASTIC CAP STAMPED "GARVERICK L.S. 6816".

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY JAN K. GARVERICK, L.S. 6816; DATED JULY 1988.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
5/22/17

EXCEPTING FROM THE ABOVE DESCRIBED FIRST TRACT THE FOLLOWING DESCRIBED REAL ESTATE:

Being part of Lot I, Section 1, Township 6-North, Range 19-West, U.S.M. Lands, Marlboro Township, Delaware County, Ohio and more particularly described as follows:

Beginning at a Mag Nail set in the centerline of State Route No. 229, said nail being North 47 degrees - 53 minutes - 00 seconds West a distance of 567.54 feet to an iron pin found in the intersection of the centerline of State Route No. 229 and the East line of Lot I;

Thence continuing North 47 degrees - 53 minutes - 00 seconds West along the centerline of State Route No. 229 a distance of 10.19 feet to a Mag Nail set in the Southeast corner of a 2.143 acre tract deeded to Larry and Jennie Witt as recorded Volume 556 - Page 062, Delaware County Records;

Thence North 30 degrees - 58 minutes - 36 seconds East along the East line of the Witt tract a distance of 208.42 feet to an iron pin found;

Thence North 51 degrees - 37 minutes - 40 seconds West a distance of 155.90 feet to an iron rod set;

Thence North 01 degrees - 58 minutes - 34 seconds East a distance of 176.30 feet to an iron pin found;

Thence South 80 degrees - 20 minutes - 14 seconds East a distance of 134.81 feet to an iron rod set;

Thence South 01 degrees - 58 minutes - 34 seconds West a distance of 256.76 feet to an iron rod set;

Thence South 30 degrees - 58 minutes - 36 seconds West and passing an iron rod set at 178.52 feet for a total distance of 209.09 feet to a Mag Nail set and place of beginning.

Same containing 0.712 acre which is to be added to the L. Witt adjoining property, all being subject to all legal highways and easements or record.

Note: All iron rod set have a plastic ID Cap "Clase, S-5473. Surveyed by Harold W. Clase, Reg. Surveyor #5473.

There remains in the Home Farm, after the above Exception, 70.68 acres, more or less, of which 4.05 acres, more or less, are in Lot E and 66.63 acres, more or less, are in Lot I.

Parcel numbers 619-100-01-009-000 (4.05 acres) 619-100-01-007-000 (66.63 acres).

For prior deed of record, see Deed Record 604, Page 35, Recorder's Office, Delaware County, Ohio.

Mearl C. Cline Tracts

An undivided one half (1/2) interest in the following described Tracts which are also identified as Parcel numbers 619-100-01-003-000, 619-100-01-004-000, 619-100-01-005-000 and 619-100-01-006-000:

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

FIRST TRACT:

In Range Nineteen (19), Township Six (6), Section One (1), USM lands, being Lot "D" according to James Eaton's Survey containing 71 30/160 acres, bounded north on the section line, east on Lot "C", south on Lot "E" and west on Lot "I", being the same land deeded by Milo D. Pettibone, Adm. of L.P. Campbell, dec'd to Harry Cline. Of the above described land one-third deeded to Peter Hauch of the west side of said above described lands. Containing about 50 acres of land.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Being a part of the east part of Lot One (I), in Range (19) Nineteen, Township Six (6), Section One (1), U.S.M. Lands and bounded and described as follows: On the north by lands of Cloise Cline and on the

east by lands of Cloise Cline and on the south by lands now owned by Lloyd N. Benedict and on the west by lands owned by Cloise Cline, containing 4.917 acres of land, more or less.
Being a part of the first tract of land conveyed by Lloyd N. Benedict by Warranty Deed recorded in Deed Book Vol. 209, Page 217, Delaware County Recorder's Office.

SECOND TRACT: Also a piece of land off the northeast part of the following described premises, and parcel of land lying and being in the County of Delaware and State of Ohio being a part of the east part of Lot I in Range (19) Nineteen, Township Six (6), Section One (1), USM, which east part is bounded western on the other part of Lot I and north of Section line and east of Lot D and E and southwestern on the road, containing according to James Eaton Survey, eighty-one acres. Said piece or parcel of land to be forty (40) rods north and south twenty (20) rods east and west, containing five (5) acres of land.

THIRD TRACT: Being the east half of the following described premises, to wit:

Parcel One: Being a lot of land in Range 19, Township 6 and Section 1, USM Lands, bounded on the north by the north line of the section; on the west by the lands of Lucinda Cline; on the southwest by the State Road leading from Norton to Mt. Vernon; on the east by a line parallel with the west line and so far from said west line as will make forty acres. This forty acres takes part off from the east side of Lot marked "J" and enough from the west side of Lot "I" to make the land forty acres, which lots were run out by James Eaton, August 1830, except therefrom twenty acres off the south side thereof deeded by Ruben Weiser to Peter Houck, recorded in Vol. 51, Page 507, Delaware County Records. The above described parcel contains twenty acres of land.

Parcel Two: It being a part of Lot I, Range 19, Township 6, Section 1, USM Lands, beginning at the northwest corner of the lot of land deeded to Peter Houck by Henry Schaaf, and recorded in Vol. 28, Page 227, and running thence east 44 rods to a stone; thence South 80 rods to a stone; thence West 44 rods to a stone; thence north to the place of beginning, containing 22 acres of land.

The two parcels of land herein described containing in all 42 acres and the part hereby conveyed being the east half of the above described two parcels of land as witnessed by a line drawn through the same from north to south. The same being an equal division of the premises conveyed to Wellington Cline and Arlington Cline by deed dated April 4, 1908 and recorded in Vol. 131, Page 552, Deed Records of Delaware County, Ohio.

For last conveyance see Deed Book Vol. 276, Page 424, Delaware County Recorder's Office, Delaware, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

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

Being in the North part of Lot "D", Range 19, Township 6, Section 1, U.S.M. Lands, Marlboro Township, Delaware County, Ohio and more particularly described as follows:
Beginning at a railroad spike set in the centerline of Cline Road No. 234, said spike being South 86 degrees - 45 minutes East a distance of 187.05 feet from the Northwest corner of Lot "D" (James Eaton's survey); thence continuing South 86 degrees - 45 minutes East along the center line of said Township Road No. 234 a distance of 200.00 feet to a survey nail; thence South 3 degrees - 15 minutes West and passing an iron pipe at 30.00 feet for a total distance of 290.00 feet; to an iron pipe; thence North 86 degrees - 45 minutes West a distance of 200.00 feet; to an iron pipe; thence North 3 degrees - 15 minutes East and passing an iron pipe at 260.00 feet for a total distance of 290.00 feet to a railroad spike and place of beginning. Same containing 1.331 acres of land, more or less, of which 0.138 acres is hereby dedicated to public use, all of which being subject to all legal highways and easements of record.

The above is from a new survey prepared by Harold W. Clase, Registered Surveyor #5473.

FOURTH TRACT: Being a part of the east part of Lot One (1), in Range (19) Nineteen, Township Six (6), Section One (1), U.S.M. Lands and bounded and described as follows: On the north by lands of Cloise Cline and on the east by lands of Cloise Cline and on the south by lands now owned by Lloyd N. Benedict and on the west by lands owned by Cloise Cline, containing 4.917 acres of land, more or less.
Being a part of the first tract of land conveyed by Lloyd N. Benedict by Warranty Deed recorded in Deed Book Vol. 209, Page 217, Delaware County Recorder's Office.

FIFTH TRACT: Being part of Lots "T" & "J", Range 19, Township 6, Section 1, U.S.M. Lands, Marlboro Township, Delaware County, Ohio and more particularly described as follows: Beginning at a survey nail set in the Northwest corner of Lot "I" in the centerline of Cline Road No. 284, this also being the County line between Marion and Delaware Counties; thence South 86 degrees - 45 minutes - 00 seconds East along the North line of Lot "I" and the center line of Township Road No. 284 (Cline Road) a distance of 574.24 feet to a survey nail; thence South 3 degrees - 49 minutes - 00 seconds West and passing an iron pipe at 20.00 feet for a total distance of 1325.10 feet to an oak post; thence North 87 degrees - 10 minutes - 40 seconds West a distance of 696.50 feet to an iron pipe and post in the East line of Benedict Road No. 288 and U.S.A. Lands; thence North 3 degrees - 49 minutes - 00 seconds East along Benedict Road and the center line of Cline Road No. 284; thence South 86 degrees - 45 minutes - 00 seconds East along the North line of Lot "J" and Cline Road a distance of 122.26 feet to the place of beginning. Same containing 21.228 acres of land, more or less, of which 3.37 acres being in Lot "J" and 17.498 acres being in Lot "I", all being subject to all legal highways and easements of record.

The above is a new survey prepared by Harold W. Clase, Registered Surveyor No. 5473, Ohio.