

52016001074000

DELAWARE COUNTY, OHIO
 QUIT-CLAIM DEED, Short Form, Statutory Form No. 27-S (Reprinted 8/92)
 RECORDED Oct 25 1994
 VOL 529 PAGE 200
 COUNTY RECORDER
 FEES 14.00

21345

Registered in U.S. Patent and Trademark Office
Anderson Publishing Co. Cincinnati, Ohio 45201

QUIT-CLAIM DEED *

BOOK 0579 PAGE 700

336 S High St. Columbus, OH 43215
Daulton

6-8-95 Jan Refiling of new Deed, Deed Book Vol 589 Page 305

Linda Gibson, unmarried and former spouse ⁽¹⁾ of Delaware County, of grantee,
for valuable consideration paid, grants(s) to David R. Gibson, Jr., unmarried and former spouse of grantor,
whose tax-mailing address is
P.O. Box 107, Radnor, Ohio 43066

the following REAL PROPERTY: Situated in the County of Delaware in the State of Ohio and in the Township of Radnor ⁽²⁾ located in Lot 13 and 14, Section 1, Township 5, Range 20, United States Military Lands, being 3.044 acres out of an original 200.686 acre Tract III and 2.349 acres out of an original 45 acre Tract I, as conveyed to Penry Farms, Inc., an Ohio Corporation in Deed Book 433, Page 02, and being more particularly described as follows:

Commencing at a concrete monument found in the centerline of Lawrence Road (County Road 189) at the southwest corner of Farm Lot 13 (the northwest corner of Farm Lot 12) and being the south west corner of the Brynterian Subdivision (recorded in Plat Book 8, Page 164);
Thence along said centerline and the south line of said Farm Lot 13, South 89 degrees 51' 44" East (passing a railroad spike found at 447.00 feet) a total distance of 627.00 feet to THE TRUE PLACE OF BEGINNING;
Thence from said TRUE PLACE OF BEGINNING, North 00 degrees 24' 13" West (passing an iron pin at 30.00 feet) a total distance of 1277.45 feet to an iron pin set;
Thence South 89 degrees 49' 37" West, a distance of 26.98 feet to an iron pin set in the west line of said Farm Lot 13 (the east line of Farm Lot 10);

(continued on page 2)

Prior Instrument Reference: Vol. Page of the Deed Records of Delaware County, Ohio. ⁽³⁾ wife (husband) of the

Grantor releases all rights of dower therein. Witness her hand(s) this 30th day of September, 1994.

Signed and acknowledged in the presence of:
Susan S.R. Petro (Witness)
Linda Gibson (unmarried) (Grantor)

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 30th day of September, 1994, before me, the subscriber, a Notary Public and for said county, personally came, Linda Gibson, (unmarried and former spouse of David R. Gibson) the Grantor(s) 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. Steve C. Larson - NOTARY PUBLIC

This instrument was prepared by Stephen W. Daulton, Attorney at Law 336 S. High Street, Columbus, Oh 43215

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Delaware County Auditor's and Recorder's Stamp
The Grantor has complied with Section 519.202 of the R.C.
Date 10/24/94 Transfer Tax Paid
TRANSFERRED BY TRANSFER NOT NECESSARY
Jon M. Peterson, Auditor By [Signature]
* See Section 3302.11 Ohio Revised Code

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

Thence along said west line, North 00 degrees 24' 13" West, a distance of 81.47 feet to a stone found at the northwest corner of Farm Lot 13 and the southwest corner of Farm Lot 14, in the east line of Farm Lot 10 also being the northwesterly corner of said Tract III and the southwesterly corner of said Tract I;

Thence along the west line of said Farm Lot 14, North 00 degrees 44' 34" West a distance of 148.79 feet to an iron pin set;

Thence North 89 degrees 49' 37" East a distance of 687.86 feet to an iron pin set;

Thence South 00degrees 24' 13" East (passing an iron pin set at 1478.03 feet) a total distance of 1508.03 feet to a railroad spike set in the centerline of Lawrence Road;

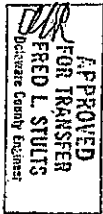
Thence along said centerline North 89 degrees 51' 44" West a distance of 60.00 feet to THE TRUE PLACE OF BEGINNING.

Containing 5.393 acres of land, more or less (3.044 acres in Farm Lot 13, 2.349 acres in Farm Lot 14).

Parcel Number 32-098100

Prior Instrument Reference: Deed Book 554, page 155 of the Deed Records of Delaware County, Ohio.

Also known as 1627 Lawrence Road, Radnor, Ohio 43066.



~~Delaware County~~
~~The Grantor has complied with~~
~~Section 31902 of the R.C.~~
Date _____ Transfer Tax Paid _____
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Jog M Peterson, Auditor By _____

BOOK 0579 PAGE 701

EXHIBIT "A" - LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware and in the Township of Radnor:

Located in Lot 13 and 14, Section 1, Township 5, Range 20, of the United States Military Lands, being part of the lands conveyed to Penry Farms, Inc., an Ohio Corporation, in Deed Book 433, Page 02, bounded and described as follows:

Beginning at a concrete monument found in the centerline of Lawrence Road (County Road 189) at the southwest corner of Farm Lot 13, the northwest corner of Farm Lot 12, and being the southwest corner of the Bryntherian Subdivision as recorded in Plat Book 8, Page 164;

Thence South 89 degrees 57' 44" East along the centerline of Lawrence Road (County Road 189), the south line of Farm Lot 13, and the north line of Farm Lot 12, a distance of 687.00 feet to a railroad spike found, and being the TRUE PLACE OF BEGINNING of the parcel herein described;

Thence North 00 degrees 24' 13" West passing through an iron pin found 30.00 feet from the centerline of Lawrence Road (County Road 189) a distance of 1508.03 feet to an iron pin found;

Thence South 89 degrees 49' 37" West a distance of 687.86 feet to an iron pin found in the west line of said Farm Lot 14, the east line of Farm Lot 10, and the east line of lands, now or formerly owned by John C. Harsh;

Thence North 00 degrees 44' 34" West along the west line of said Farm Lot 14, and east line of said Farm Lot 10, and east line of said Harsh lands, a distance of 460.52 feet to an iron pin found in the southeast corner of lands, now or formerly owned by Michael and Jeni Lou Rausch;

Thence North 89 degrees 49' 37" East along the south line of said Rausch lands a distance of 810.68 feet to an iron pin found;

Thence South 00 degrees 24' 13" East a distance of 690.75 feet to an iron pin found;

Thence South 89 degrees 49' 37" West a distance of 60.00 feet to an iron pin set;

Thence South 00 degrees 24' 13" East a distance of 1278.11 feet to a railroad spike found in the centerline of Lawrence Road (County Road 189), the south line of Farm Lot 13, and the north line of Farm Lot 12, said line passing through an iron pin found 30.00 feet from the centerline of Lawrence Road;

Thence North 89 degrees 51' 44" West along the centerline of Lawrence Road (County Road 189) the south line of Farm Lot 13, and the north line of Farm Lot 12, a distance of 60.00 feet to THE TRUE PLACE OF BEGINNING.

Containing 10.949 acres, more or less.

APPROVED FOR TRANSFER
CHRIS BAUSERMAN
Delaware County Engineer

713

VOL 0620 PAGE 727

52016001073000

APPROVED
Delaware County
Regional Planning Commission
No Plat Required

Legal Description
6.000 acres

This Approval Will Expire On
NOVEMBER 2, 2005
Signed J.L.W.C. 05-29-04

The following described tract of land is situated in the State of Ohio, County of Delaware, Township of Radnor, Farm Lots 13 & 14, Section 1, Township 5, Range 20, U.S.M.L. being part of Ann P. Gibson's 12.780 acre tract described in Deed Volume 671, page 414, and being more particularly described as follows:

Commencing at a PK nail found at the intersection of the centerline of Lawrence Road (C.R.#189)(60 feet wide) with the centerline of State Route #203;

thence North 89°51'44" West 2719.24 feet, following the centerline of Lawrence Road, to a railroad spike found at the southwest corner of said 12.780 acre tract;

thence North 00°24'13" West 1127.72 feet, following the west line of said 12.780 acre tract, to an iron pin set marking the point of beginning;

thence North 00°24'13" West 150.39 feet, continuing along the west line of said 12.780 acre tract, to an iron pin found;

thence North 89°51'44" West 60.00 feet, following a south line of said 12.780 acre tract, to an iron pin found;

thence North 00°24'13" West 690.75 feet, following the west line of said 12.780 acre tract, entering Farm Lot 14 at approximately 81 feet, to an iron pin found in the south line of Tim H. and Martha K. Bishop's 44.839 acre tract described in Deed Volume 537, page 266;

thence North 89°49'37" East 300.01 feet, following the south line of said 44.839 acre tract, to an iron pin found;

thence South 00°24'13" East 841.10 feet, following the east line of said 12.780 acre tract, entering Farm Lot 13 at approximately 609 feet, to an iron pin set;

thence South 89°49'37" West 360.01 feet crossing said 12.780 care tract, to the point of beginning, containing 6.000 acres, more or less, with 4.196 acres in Farm Lot 14 and 1.804 acres in Farm Lot 13, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2004 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of bearing: centerline of Lawrence Road from a survey by Kevin Clark, N89°51'44"W.

Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)666-8902



Date: January 14, 2004
Job#99160-2004

NEW DESCRIPTION
Approved for transfer by
Caleb Brummett, Del. Co. Eng.
Survey Plat Must Be Attached

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

52016001067009

PLAT OF SURVEY
GUIDER SURVEYING, INC.

TIM H. & MARTHA K. BISHOP
44.839 AC. D.V. 537, PG. 266

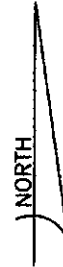
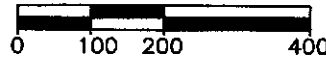
STATE OF OHIO
COUNTY OF DELAWARE
TOWNSHIP OF RADNOR
FARM LOTS 13 & 14, SECTION 1
TOWNSHIP 5, RANGE 20, USML

APPROVED
Delaware County
Regional Planning Commission
No Plat Required
This Approval Will Expire On
NOVEMBER 2, 2005
Signed [Signature] 05-89-T



BASIS OF BEARINGS
CENTERLINE OF LAWRENCE ROAD FROM SURVEY BY
KEVIN CLARK, N89°51'44"W

SCALE: 1" = 200'



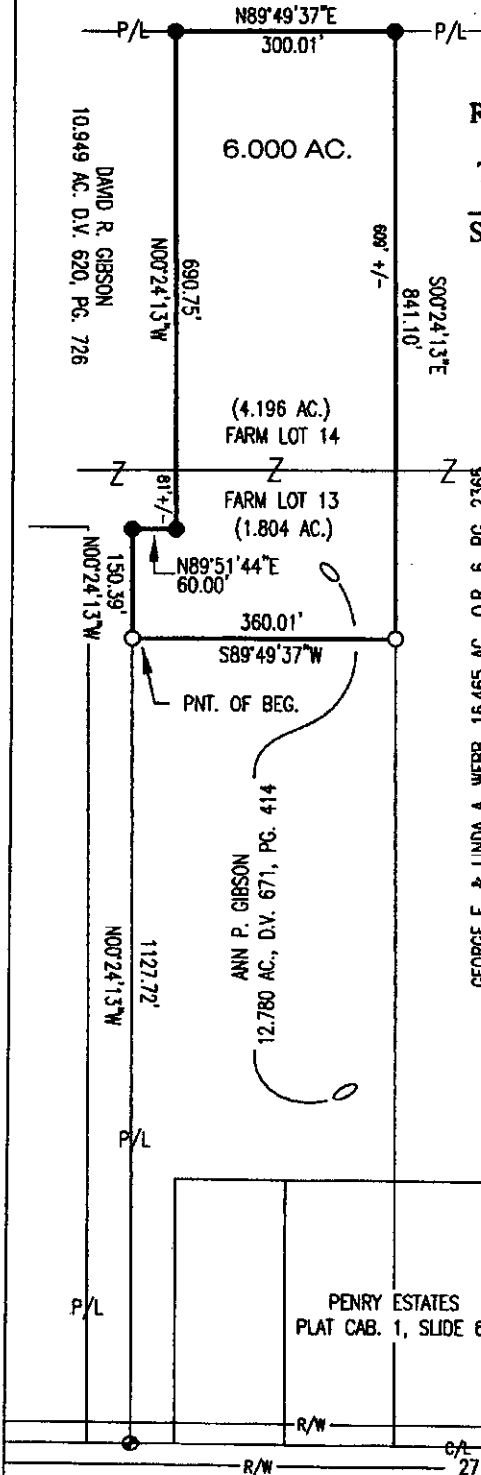
- - IRON PIN SET
- - IRON PIN FOUND
- ⊙ - PK NAIL SET
- ⊗ - PK NAIL FOUND
- ⊠ - RAILROAD SPIKE SET
- ⊙ - RAILROAD SPIKE FOUND
- ⊙ - IRON PIPE FOUND

CORRECTIVE PLAT FOR SURVEY PERFORMED IN JULY 1999,
FILED UNDER ANN GIBSON, DEED VOLUME 671, PAGE 414

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE
REPRESENTATION OF A FIELD SURVEY MADE BY ME
AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Timothy L. Guider 1/14/04
TIMOTHY L. GUIDER R.S. #7752 DATE
GUIDER SURVEYING, INC.
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OHIO 43040
(740)-666-8902



LAWRENCE ROAD (C.R. #189)(60')

The herein described 6.000 Acres shall not constitute an independent building site separate from the Grantor's adjacent parcel, parcel number 52016001073-000, unless approved as such in accordance with applicable Subdivision regulations. After this deed is recorded, the Grantor shall request the Delaware County Auditor combine the herein described acreage with their adjacent parcel.