

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 3-26-18 Transfer Tax Paid 1275.00
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By CM



Doc ID: 012521260004 Type: OFF
Kind: DEED
Recorded: 03/26/2018 at 02:14:53 PM
Fee Amt: \$44.00 Page 1 of 4
Workflow# 0000160236-0003
Delaware County, OH
Melissa Jordan County Recorder
File# 2018-00007519

BK **1561** PG **2187-2190**

OHIO TITLE JOHNSTOWN
PO BOX 356
JOHNSTOWN, OH 43031

GENERAL WARRANTY DEED

ROBERT G. BALLENGER and NANCY J. BALLENGER, husband and wife, and CAROL S. ANDRUZIS, unmarried and MARY M. GALENTINE, unmarried, for valuable consideration paid, grants with general warranty covenants, to CARL A. REUSSER, whose tax mailing address 1145 Poppy Hills Drive, Blacklick, Ohio 43004, the following REAL PROPERTY: Situated in the Township of Genoa, County of Delaware, and the State of Ohio and is bounded and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Parcel No(s). 317-342-01-017-000

Also known as: 000 Maxtown Road, Westerville, OH 43082

This conveyance is expressly made subject to reservations, restrictions, covenants, conditions and easements of record, if any, in the chain of title to the above-described premises, zoning ordinances, all legal highways, and taxes and assessments, if any, which are a lien, but not yet due and payable.

Prior Instrument Reference: Official Record 381, Page 736 and Book 1328, Page 235 of the Deed Records of Delaware County, Ohio.

NANCY J. BALLENGER, spouse, of the Grantor, ROBERT G. BALLENGER releases all rights of dower therein.

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The Foregoing General Warranty Deed was signed on this 19th day of March, 2018 by Robert G. Ballenger;


ROBERT G. BALLENGER

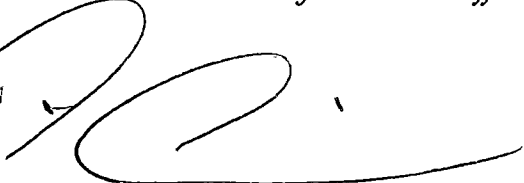
State of OHIO FRANKLIN County ss.

BE IT REMEMBERED, That on this 19th day March, 2018 the subscriber, a Notary Public in and for said state, personally came ROBERT G. BALLENGER , Grantor(s) in the forgoing deed, and acknowledged the signing thereof, to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last foresaid.



CHRIS S. SEVIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


NOTARY PUBLIC

The Foregoing General Warranty Deed was signed on this 19th day of March, 2018 by Nancy J. Ballenger;


NANCY J. BALLENGER

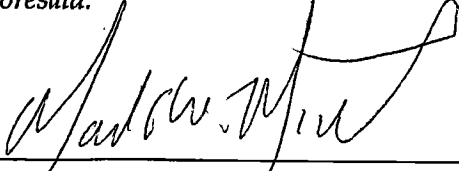
State of OHIO FRANKLIN County ss.

BE IT REMEMBERED, That on this 19th day March, 2018 the subscriber, a Notary Public in and for said state, personally came NANCY J. BALLENGER , Grantor(s) in the forgoing 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 Official Seal on the day and year last foresaid.



MARK W. MINCH
Notary Public, State of Ohio
My Comm. Expires 03/16/2022
Recorded in Franklin County


NOTARY PUBLIC 17-0710

The Foregoing General Warranty Deed was signed on this 19th day of March, 2018 by Carol S. Andruzis;


CAROL S. ANDRUZIS

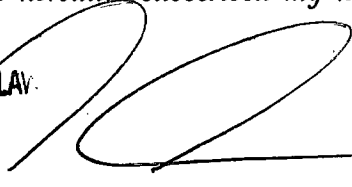
State of OHIO FRANKLIN County ss.

BE IT REMEMBERED, That on this 19th day March, 2018, the subscriber, a Notary Public in and for said state, personally came CAROL S. ANDRUZIS , Grantor(s) in the forgoing deed, and acknowledged the signing thereof, to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last foresaid.



CHRIS S. SEVIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.



NOTARY PUBLIC

The Foregoing General Warranty Deed was signed on this 19th day of March, 2018 by Mary M. Galentine;


MARY M. GALENTINE


State of OHIO FRANKLIN County ss.

BE IT REMEMBERED, That on this 19th day March ,2018 the subscriber, a Notary Public in and for said state, personally came MARY M. GALENTINE , Grantor(s) in the forgoing 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 Official Seal on the day and year last foresaid.



CHRIS S. SEVIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.



NOTARY PUBLIC 17-0710

This Instrument was prepared by: Chris s. Sevis, Esquire, 370 S. Fifth Street, Ste.G7, Columbus, OH 43215

Exhibit "1"

Situated in Lot 12, Quarter Township 3, Township 3 North, Range 17 West, United States Military Lands, in the Township of Genoa, in the County of Delaware, in the State of Ohio and being more particularly bounded and described as follows:

Beginning at a PK nail set in the centerline of Maxtown Road — Township Road 32— (60 feet wide) in the South line of said Lot 12 at the Southeast corner of said original 6.05 acre tract and in the West line extended Southerly of Lot 1111 in Griffith Subdivision No. 1, as shown of record in Plat Book 8 Page 75, Recorder's Office, Delaware County, Ohio, said PK nail also being South 89° 13' 09" West a distance of 533.53 feet from a 3/4 inch ID iron pipe found in the centerline of Maxtown Road and at the Southeast corner of said Lot 12; thence South 89° 13' 09" West along the centerline of Maxtown Road along a portion of the South line of said Lot 12 and along a portion of the South line of said original 6.05 acre tract a distance of 612.00 feet to a PK nail set at a Southeast corner of a 5.001 acre tract of land partially conveyed out of said original 6.05 acre tract to Ronald J. and Susan Diersing by deed of record in Deed Book 453 Page 805, Recorder's Office, Delaware County, Ohio; thence North 0° 02' 59" East along an East line of said 5.001 acre tract and along the West line of said 0.546 acre tract a distance of 435.17 feet to a 3/4 inch ID iron pipe found at a corner of said 5.001 acre tract and at the Northwest corner of said 0.546 acre tract (passing a 3/4 inch ID iron pipe found in the North right-of-way line of Maxtown Road at 30.00 feet and passing a 3/4 inch ID iron pipe found in the North line of said original 6.05 acre tract and at the Southwest corner of said 0.546 acre tract at 396.29 feet); thence North 89° 23' 00" East along the North line of said 0.546 acre tract along a South line of said 5.001 acre tract and along a South line of a 23.290 acre tract of land conveyed to Mary Lee Irwin by deeds of record in Deed Book 471 Pages 25 and 27, Recorder's Office, Delaware County, Ohio, a distance of 611.41 feet to a 3/4 inch ID iron pipe found at the Northeast corner of said 0.546 acre tract at a corner of said 23.290 acre tract and in the West line of a 1.002 acre tract of land conveyed to John F., Sr., and Diana L. Thomas Wiles by deed of record in Deed Book 482 Page 296, Recorder's Office, Delaware County, Ohio; thence South 0° 37' 00" East along the East line of said 0.546 acre tract and along a portion of the West line of said 1.002 acre tract a distance of 38.88 feet to a wood corner post found at the Southeast corner of said 0.546 acre tract, at the Northeast corner of said original 6.05 acre tract, at the Southwest corner of said 1.002 acre tract and at the Northwest corner of said Lot 1111; thence South 0° 01' 58" West along the East line of said original 6.05 acre tract, along the West line of said Lot 1111 and along the West line extended Southerly of said Lot 1111 a distance of 394.54 feet to the place of beginning (passing a 1/2 inch ID iron pipe set in the North right-of-way line of Maxtown Road at 364.54 feet), containing 6.100 acres of land, more or less. Save and except the following described tract of land: Beginning for reference at an iron pin found in the Northerly right of way line of Maxtown Road at the Southwesterly corner of Lot 1111 as shown on the plat of Griffith Subdivision No. 1 of record in Plat Book 8 Page 75; thence North 89° 51' 49" West with said Northerly right of way line a distance of 302.20 feet to an iron pin set at the true point of beginning; thence North 89° 51' 49" West continuing with said Northerly right of way line a distance of 309.80 feet to an iron pin set at a Southeasterly corner of that tract as conveyed to Ronald J. and Susan T. Diersing by deed of record in Deed Book 453 Page 805; thence North 0° 58' 01" East with an Easterly line of said Diersing tract a distance of 385.17 feet to an iron pin set at a Southeasterly corner thereof; thence South 89° 41' 58" East with a Southerly line of said Diersing tract a distance of 309.79 feet to an iron pin set; thence South 0° 58' 01" West with a new division line across said Ballenger tract a distance of 384.29 feet to the true point of beginning, containing 2.736 acres, more or less. Also save and except the following described tract of land: Beginning for reference at an Iron pin found at the Southeast corner of Farm Lot 12 in the centerline of Maxtown Road, Township Road 32 (60 feet wide); thence North 83° 49' 39" West a distance of 533.39 feet along the centerline of Maxtown Road to the Southeast corner of the Grantor and in the West line extended Southerly of Lot 1110 of Griffith Subdivision No. 1 of record in Plat Book 8 Page 75, Recorder's Office, Delaware County, Ohio and the True Place of Beginning; thence North 83° 49' 39" West a distance of 611.97 feet along the Southerly line of the Grantor and the centerline of Maxtown Road to a point; thence North 08° 59' 32" East a distance of 50.00 feet along the Westerly line of the Grantor and the Easterly line of a 5.001 acre tract conveyed to Ronald J. Diersing and Susan Diersing by deed of record in Deed Book 453 Page 805 records of the Recorder's Office, Delaware County, Ohio, passing the existing North right-of-way line of Maxtown Road at 30.00 feet to a point; thence South 83° 49' 39" East a distance of 612.01 feet along the line for this parcel to a point in the Grantor's Easterly line and the Westerly line of Lot 1110; thence South 07° 02' 53" West a distance of 50.00 feet long the Easterly line of the Grantor and the Westerly line of Lot 111 passing through the existing Northerly right of way line at 20.00 feet to the true place of beginning, containing 0.702 acres, more or less.

Containing in said parcel, after exceptions, 2.662 acres of land, more or less.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
3/22/18