

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 10/8/2019 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By TRH



Doc ID: 013081050005 Type: OFF
Kind: DEED
Recorded: 10/08/2019 at 11:59:56 AM
Fee Amt: \$52.00 Page 1 of 5
Workflow# 0000192421-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00028110

BK **1669** PG **2579-2583**

CRITCHFIELD CRITCHFIELD &
JOHNSTON
PO BOX 469
MT. VERNON, OH 43050

WARRANTY DEED

Scott A. Fodor and Theresa L. Fodor, husband and wife (the "Grantors"), for valuable consideration paid, grant, with general warranty covenants, to **NMO Properties, LLC**, an Ohio limited liability company, whose tax mailing address is 6927 Hall Road, Centerburg, Ohio 43011 (the "Grantee"), the real property described on Exhibit A attached hereto (the "Real Property").

Prior Instrument Reference: Official Record Book 1380, Page 2086
Parcel No: 417-41-09-021-00

The Real Property is conveyed subject to, and there are excepted from the general warranty covenants, the following:

1. All easements, leases, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;
4. Real estate taxes and assessments not yet due and payable;
5. Rights of tenants in possession; and
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

Executed this 7th day of October, 2019.

Scott A. Fodor

Theresa L. Fodor

**STATE OF OHIO
KNOX COUNTY**

The foregoing instrument was acknowledged before me this 7th day of October, 2019, by Scott A. Fodor and Theresa L. Fodor.

Notary Public

This Instrument Prepared by:
Zachary DiMarco, Attorney at Law
Critchfield, Critchfield & Johnston
10 S. Gay Street, P.O. Box 469
Mount Vernon, Ohio 43050
Phone: 740-397-4040
Fax: 740-397-6775



ZACHARY H. DIMARCO
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Exhibit A

TRACT I

Situated in the Village of Sunbury, County of Delaware, State of Ohio, being part of Farm Lot 10 in Section 4, Township 4, Range 17 of the United States Military Lands and being more particularly described as follows:

Beginning at a P.K. Nail found in the centerline of State Route 37 (Granville Street), being on the north line of the old Conrail Railroad right of way), said point also being the southeasterly corner of a 0.89 acre tract now or formerly owned by Ellis Brothers, as described in Deed Book 450, page 552;

Thence North 55 degrees 25' 23" East, along the east line of the said 0.89 acre tract, a distance of 47.40 feet to an iron pipe found;

Thence South 38 degrees 42' 13" East, along a southeasterly line of the said 0.89 acre tract, a distance of 16.54 feet to an iron pipe found;

Thence North 55 degrees 25' 23" East, along the said east line of the 0.89 acre tract, a distance of 288.63 feet to an iron pipe found;

Thence South 34 degrees 34' 37" East, a distance of 66.00 feet to an iron pipe set, being on the north line of a 0.68 acre tract now or formerly owned by James and Kathy Wood, as described in Deed Book 420, page 629, all iron pipes set are set with a plastic cap marked "SLSS RS 6612";

Thence South 55 degrees 25' 23" West, along the said north line of the 0.68 acre tract, and along the north line of a 0.24 acre tract now or formerly owned by Kimberly Edwards, as described in Deed Book 456, page 120, a distance of 331.15 feet to a P.K. Nail found, being the southwest corner of the said 0.24 acre tract, also being in the said centerline of State Route 37;

Thence North 38 degrees 47' 00" West, along the said centerline of State Route 37, a distance of 82.72 feet to the POINT OF BEGINNING.

Containing 0.523 acres, more or less, being part of an original 1.869 acre tract as described in Deed Book 510, page 177;

Subject to all easements, restrictions and rights of way, if any, of record. Surveyed by Frank Celio, Surveyor, Registration Number 6612 on February 12, 1990. Basis of Bearings is Deed Book 510, page 177.

TRACT II

Situated in the Village of Sunbury, in the County of Delaware and in the State of Ohio: Being a part of Farm Lot 10 in Section 4, Township 4, Range 17, U.S.M. Military Lands, bounded by beginning at a point where the south line of Cherry Street intersects the west line of right of way of the Pennsylvania R.R. Co. (formerly C.A. & C. Railroad Co); thence South 54 degrees 40' West with said right of way line (33 feet distant from the main tract) 949.1 feet to a post; thence North 35 degrees 20' West 201 feet, more or less, to an iron pin at the northeast corner of the George Walker tract; thence North 54 degrees 40' East parallel with the right of way of said Railroad Co and 201 feet distance therefrom 490.2 feet; thence South 86 degrees 42' East 270.05 feet; thence North 54 degrees 06' East 210.6 feet; thence South 85 degrees 46' East 48.5 feet along the south line of Cherry Street, to the place of beginning.

SAVE AND EXCEPT

The following real estate, situate in Farm Lot 10, Section 4, Township 4, Range 17, U.S. Military Lands, Village of Sunbury, Delaware County, Ohio, and being described as follows: Beginning at an iron pin set at the northeast corner of Lot 482 of the Walker Addition to the Village of Sunbury, on the south line of Cherry Street; thence South 86 deg. 31' 00" East, along the south line of Cherry Street, a distance of 47.86 feet to an iron pin set on the northwesterly line of the Conrail R/W (66'); thence South 54 deg. 40' 00" West, parallel and 33' northwest of the centerline of said R/W, a distance of 794.72 feet to an iron pin set; thence North 52 deg. 10' 25" West a distance of 90.71 feet to an iron pin set; thence South 66

DESCRIPTION APPROVED FOR TRANSFER. COURT. 10/19

deg. 59' 35" West a distance of 131.99 feet to an iron pin set; thence North 35 deg. 45' 10" West a distance of 86.00 feet to an iron pin set; thence North 54 deg. 47' 20" East a distance of 490.20 feet to an iron pipe found on the south line of Lot 476 of Walker Addition; thence South 86 deg. 31' 00" East, along the South line of the Walker Addition, a distance of 271.10 feet to an iron pin set at a southeast corner of said Walker Addition, on the south line of Lot 481; thence North 54 deg. 40' 00" East, along a southeast line of said Walker Addition, parallel and 30 feet northwest of the northwesterly line of the Conrail R/W, a distance of 211.86 feet to the point of beginning, containing 2.645 acres, more or less, as surveyed in November 1983 and July 1985 by Barnes & Tracy, Surveyors, Mount Vernon, Ohio, Thomas M. Tracy, Surveyor #6399, Ohio. North based on Deed Volume 450, Page 552.

TRACT III

Situated in the Village of Sunbury, in the County of Delaware and in the State of Ohio: Being a part of Farm Lot 10 in Section 4, Township 4, Range 17, U.S.M. Military Lands, beginning at an iron pin at point "B" on a plat of resurvey of drive of The Sunbury Manufacturing Co., by C.G. Anderson, April 11, 1942, and of record in Volume 11, page 33, of the Records of Surveys in the Office of the Delaware County Surveyor, said point "B" being South 35 degrees 20' East 86 feet from the northeast corner of the lands of George Walker, the same being point "A" on said plat; thence South 35 degrees 20' East 31.1 feet to point "E" on said Plat; thence South 70 degrees 04' West 201.4 feet to the center line of the Johnstown Road; passing over an iron pin at point "D" 169.4 feet; thence North 40 degrees 28' West with the center line of said road 31.9 feet; thence North 70 degrees 04' East 203.8 feet to an iron pin; point "B" the place of beginning, passing over an iron pin at 32 feet, point "C", reserving to the grantor, for himself, his heirs, and assigns forever, the right of ingress or egress over the lands hereby conveyed.

TRACT IV

Situated in the County of Delaware in the State of Ohio and in the Village of Sunbury and bounded and described as follows:

Beginning at an iron pin (Point "A" on a survey recorded in the Delaware County Engineer's Office in Vol. 11, page 33) and running thence South 35 degrees 54' East 86.0 feet to an iron pin, thence with the same bearing 31.1 feet to a point, which point is the starting point for the hereafter described tract;

Thence South 35 degrees 54' E. 86.4 feet to a point on the Northwest right of way line of the Penna. R.R.; thence South 58 degrees 49' W. 153.03 feet along the Northwest Right of Way line of the Penn. R.R. to a point, thence N. 35 degrees 11' West 16.54 feet to a point; thence South 58 degrees 49' West 47.37 feet to a point in the center line of the Johnstown Road; thence North 35 degrees 11' West 110.27 feet along the centerline of Johnstown Road to a point; thence North 70 degrees 04' East 206.04 feet to the place of beginning and containing 0.472 acres, more or less.

From a survey and description by Floyd Ellis, Surveyor Cert. #1483, on March 18, 1968. The Grantor also conveys a mutual use with himself and his successors to The Sunbury Manufacturing Company over the following described right of way:

Being part of Farm Lot No. 10, Sec. 4, Twp. 4, Range 17, USM Lands, bounded and described as follows:

Beginning at an iron pin at point "B" on a plat of a resurvey of drive of the Sunbury Manufacturing Company made by C.G. Anderson, April 11, 1942, and of record in Vol. 11, page 33, of the Records of Surveys in the office of the Delaware County Surveyor, said point "B" being S. 35 deg. 20' E. 86 feet from the northeast corner of the lands of George Walker, the same being point "A" on said plat; thence S. 35 deg. 20' E. 21.1 feet to point "E" on said plat; thence S. 70 deg. 04' W. 201.4 feet to the center line of the Johnstown Road, passing over an iron pin at point "D", 169.4 feet; thence N. 40 degrees 28' W. with the center line of said road 31.9 feet; thence N. 70 deg. 04' E. 203.8 feet to an iron pin, point "B", the place of beginning, passing over an iron pin at 32 feet, point "C".

Said easement recorded in Deed Book 201, page 378 in the official records of Delaware County, Ohio.

Subject to zoning restrictions, leases, easements, covenants, and restrictions of record.

Parcel Number: 417-411-09-021-000.

Prior Instrument Reference: Official Record Book 1380, Page 2086, Delaware County Deed Records.

4843-3281-0325, v. 1

Exhibit ATRACT I

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Thence North 55 degrees 25' 23" East, along the said east line of the 0.89 acre tract, a distance of 288.63 feet to an iron pipe found;

Thence South 34 degrees 34' 37" East, a distance of 66.00 feet to an iron pipe set, being on the north line of a 0.68 acre tract now or formerly owned by James and Kathy Wood, as described in Deed Book 420, page 629, all iron pipes set are set with a plastic cap marked "SLSS RS 6612";

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Thence North 38 degrees 47' 00" West, along the said centerline of State Route 37, a distance of 82.72 feet to the POINT OF BEGINNING.

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Exhibit A, 1 of 3 pgs.

DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPC Approval Required 11/17/17
<input type="checkbox"/>	Municipal Approval Required
	Delaware County Engineer <i>(Signature)</i>