



Doc ID: 014821340008 Type: OFF
Kind: DEED
Recorded: 06/13/2023 at 11:50:50 AM
Fee Amt: \$102.00 Page 1 of 8
Workflow# 0000331892-0002
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00012102

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C. §
DATE 6-12-2023 Transfer Tax Paid 1946.10
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By S-Opp

BK **2036** PG **2717-2724**

KEN MOLNAR
BOX

Fiduciary Deed

LuAnn Forman, Co-Trustee, of Ohio, and Mary Jo Forman Miller, aka Mary Jo Forman, Co-Trustee, of Arizona, of *The Betty G. Forman Family Trust dated May 19, 2003 as Amended May 13, 2010 and June 17, 2010* for valuable consideration paid, grant(s) with fiduciary covenants to Romanelli Schrock Road Investments, LLC, an Ohio Limited Liability Company, the following described REAL PROPERTY: Situated in the State of Ohio, County of Delaware, and City of Sunbury, bounded and described as follows:

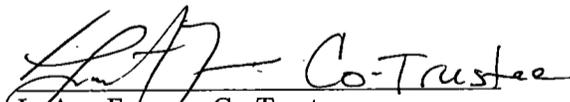
SEE ATTACHED DESCRIPTION

EXCEPT reservations, easements, conditions, restrictions of record, zoning ordinances and real estate taxes which are not yet due.

Parcel No.: 417-134-02-005-000

Prior Instrument Reference: BK 1088, Page 1263 of the Deed Records of Delaware County, Ohio.

Dated this 5th day of June, 2023


LuAnn Forman, Co-Trustee

STATE OF OHIO }
COUNTY OF DELAWARE }ss:

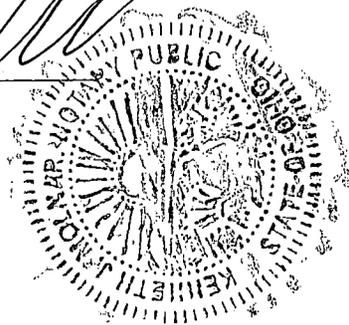
The forgoing instrument was acknowledged before me this 5 day of JUNE, 2023 by LuAnn Forman, Co-Trustee of *Betty G. Forman Family Trust dated May 19, 2003 as Amended May 13, 2010 and June 17, 2010*.



Kenneth J. Molnar
Notary Public, State of Ohio
Life Time Commission


Notary Public

My Commission Expires:



Dated this 5 day of June, 2023

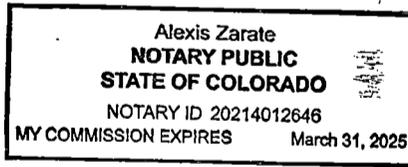
Mary Jo Forman Miller
Mary Jo Forman Miller
aka Mary Jo Forman, Co-Trustee

STATE OF Colorado }
COUNTY OF La Plata }ss:

The forgoing instrument was acknowledged before me this 5 day of June, 2023 by Mary Jo Forman Miller aka Mary Jo Forman, Co-Trustee of **Betty G. Forman Family Trust dated May 19, 2003 as Amended May 13, 2010 and June 17, 2010.**

Alexis Zarate
Notary Public

My Commission Expires: 03/31/2025



This Instrument Prepared By: Kenneth J. Molnar, Attorney at Law
21 Middle Street / P.O. Box 248, Galena, OH 43021

LEGAL DESCRIPTION

Description of a 10.169 acre tract as shown on the Plat and recorded in Volume 12, Pages 13 & 14, of the Survey Records of the Delaware County Engineer. As found in the Delaware County Map Department, Delaware County, Ohio

The following real estate, situate in Lot 7 (West), Quarter 1, Township 4 North, Range 17 West, City of Sunbury, Delaware County, Ohio and being described as follows:

Commencing at a P.K. Nail set on the south line of Lot 7 at the intersection of the centerlines of Cherry Street (State Route 37 and U.S. Route 36) and Cheshire Road (County Road 72) and being the southeast corner and beginning point of the tract herein described;

Thence along the south line of Lot 7 and the centerline of Cheshire Road North 85 deg. 23' 13" West 794.77 feet to a P.K. Nail set at the southeast corner of a 2.027 acre tract (Forman Partners, 979/2459);

Thence along the east line of said tract North 46 deg. 19' 32" West, passing through a 5/8" iron pin set at 47.61 feet, a total of 560.95 feet to an iron pin set at the northeast corner of said 2.027 acres;

Thence North 46 deg. 18' 35" West 158.37 feet to a 5/8" iron pin found at the southeast corner of a 0.451 acre tract (Forman Partners, 670/262);

Thence North 42 deg. 24' 35" East 302.48 feet to a 5/8" iron pin found at the northeast corner of a 0.448 acre tract (Forman Partners, 670/266);

Thence North 47 deg. 36' 06" West 10.00 feet to a 5/8" iron pin found at the southeast corner of a 0.537 acre tract (B. Dittenber);

Thence along the east line of said tract North 42 deg. 23' 54" East 144.92 feet to a 5/8" iron pin found;

Thence along a 25.00 foot radius curve to the left an arc distance of 16.10 feet (Chord = North 29 deg. 02' 13" West 15.82 feet) to a 5/8" iron pin found;

Thence North 42 deg. 23' 54" East 45.00 feet to a P.K. Nail set the centerline of Cherry Street;

Thence along the centerline of said street South 47 deg. 33' 52" East 117.19 feet to a P.K. Nail set the northwest corner of a 0.871 acre tract (Forman Partners, 601/1489);

Thence along said tract the following 9 courses;

DESCRIPTION ATTACHED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
RL

6-9-23

- 1 – South 42 deg. 18' 58" West 45.00 feet to a 5/8" iron pin set;
- 2 – North 47 deg. 41' 03" West 7.24 feet to a 5/8" iron pin found;
- 3 – along a 25.00 foot radius curve to the left of the arc distance of 39.31 feet (Chord = South 87 deg. 18' 57" West 35.38 feet) to a 5/8" iron pin found;
- 4 – South 42 deg. 27' 12" West 199.26 feet to a 5/8" iron pin found;
- 5 – South 47 deg. 25' 47" East 69.99 feet to a 5/8" iron pin found;
- 6 – North 42 deg. 47' 47" East 15.03 feet to a 5/8" iron pin found;
- 7 – South 47 deg. 30' 16" East 70.95 feet to a 5/8" iron pin found;
- 8 – North 42 deg. 28' 18" East 136.39 feet to a 5/8" iron pin found;
- 9 – South 76 deg. 40' 44" East, passing a 5/8" iron pin found at a southeast corner of said 0.871 acre at 28.46 feet and the southwest corner of a 0.874 acre tract (F.R. Smith Co., LLC, 720/2672) a total of 57.23 feet to a 5/8" iron pin set;

Thence along the south and east lines of said 0.874 acre the following 8 courses;

- 1 – South 52 deg. 18' 25" East 33.00 feet to a 5/8" iron pin set;
- 2 – South 38 deg. 40' 14" East 39.41 feet to a 5/8" iron pin found;
- 3 – South 5 deg. 59' 02" West 20.71 feet to a pin in concrete;
- 4 – South 41 deg. 34' 48" West 52.93 feet to a 5/8" iron pin found;
- 5 – South 53 deg. 26' 21" West 52.83 feet to a 5/8" iron pin found;
- 6 – South 46 deg. 42' 47" East 111.25 feet to a 5/8" iron pin found;
- 7 – North 68 deg. 44' 32" East 79.14 feet to a 5/8" iron pin found;
- 8 – North 46 deg. 40' 36" East, passing through a P.K. Nail set at 86.16 feet, a total of 138.23 feet to a P.K. Nail set at the centerline of Cherry Street;

Thence along the centerline of said road South 46 deg. 23' 36" East 809.85 feet to a P.K. Nail set;

Thence continuing along the centerline of said road South 46 deg. 24' 00" East 55.05 feet to the point of beginning.

Containing 10.169 acres, as surveyed in May 2011 and August 2011 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record 0.871 acres by Stults and Associates dated May 15, 2000. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tray and Mills.

Being part of a 85.643 acre tract. O.R. 1060, Pages 2436 – 2441.

EXCEPTING THEREFROM:

Description of a 0.366 acre tract as shown on the Plat and recorded in Volume 12, Page 17, of the Survey Records of the Delaware County Engineer. As found in the Delaware County Map Department, Delaware County, Ohio

The following real estate, situate in Lot 7 (West), Quarter 1, Township 4 North, Range 17 West, City of Sunbury, Delaware County, Ohio and being described as follows:

Commencing at a railroad spike found at the intersection of the centerlines of Kintner Parkway and Cherry Street (U.S. Route 36 and State Route 37);

Thence along the centerline of Cherry Street South 47 deg. 33' 52" East 55.81 feet to a P.K. Nail found at the northeast corner of a 0.871 acre tract (Forman Partners, D.V. 601, Pg. 1489) and being the southeast corner and beginning point of the tract herein described;

Thence along the northwest line of said 0.871 acres the following 4 courses;

1 – South 42 deg. 18' 58" West 45.00 feet to a 5/8" iron pin found on the southwest line of Cherry Street;

2 – along the southwest line of Cherry Street North 47 deg. 41' 03" West 7.24 feet to a 5/8" iron pin found;

3 – along a 25.00 feet radius curve to the left an arc distance of 39.31 feet (Chord = South 87 deg. 18' 57" West 35.38 feet, Central Angle = 90 deg. 04' 59") to a 5/8" iron pin found;

4 – South 42 deg. 27' 12" West 124.86 feet to a 5/8 iron pin set;

Thence North 47 deg. 33' 52" West, passing through a 5/8" iron pin found at the southeast corner of a 0.448 acre tract (Forman Partners, D.V. 670, Pg. 266) at 59.91 feet, a total of 69.91 feet to at 5/8" iron pin found at the southwest corner of a 0.537 acre tract (B. Dittenber, O.R. 69, Pg. 1858);

Thence along the southeast line of said 0.537 acres North 42 deg. 23' 54" East 144.92 feet to a 5/8" iron pin found; thence along a 25 foot radius curve to the left an arc distance of 16.10 feet (Chord = North 29 deg. 02' 13" West 15.82 feet, Central Angle = 36 deg. 53' 56") to a 5/8" iron pin found on the southwest line of Cherry Street;

Thence North 42 deg. 23' 54" East 45.00 feet to a P.K. Nail found in the centerline of Cherry Street;

Thence along the centerline of said street South 47 deg. 33' 52" East 117.19 feet to the point of beginning.

Containing 0.366 acre, as surveyed in October 2011 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record of a 0.871 acre tract by Stults and Associates dated May 15, 2000. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Being part of a 85.643 acre tract, Forman Partners, LP. O.R. 1060, Pages 2430 - 2435.

FURTHER EXEMPTING:

Description of an 0.537 Acre Tract as shown on the Plat Recorded in Volume 15, Page 14 of the Survey Records of the Delaware County Engineer as found in the Delaware County Map Department, Delaware County, Ohio

Situated in the Village of Sunbury, County of Delaware, State of Ohio, located in part of Farm Lot 7 (West Tier), Section 1, Township 4, Range 17, United States Military Lands, being 0.537 acres out of an original 9.933 acre tract conveyed to Larry M. ("Mike"), LuAnn Forman and Mary Jo Forman Miller, successor Co-Trustees of The Betty G. Forman Family Trust in ORV 1088, Page 1263 and being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerlines of West Cherry Street (U.S. Route 36 & State Route 37) and Kintner Parkway (North);

Thence along the centerline of said West Cherry Street, South $47^{\circ}33'52''$ East, a distance of 55.81 feet to a pk nail found at an angle point in said centerline and a northerly corner of a 0.871 acre tract conveyed to Forman Partners LP in ORV 1088, Page 2028;

Thence continuing along said centerline and a northerly line of said 0.871 acre tract, South $46^{\circ}23'36''$ East, a distance of 135.24 feet to a pk nail found at the corner of a 0.874 acre tract conveyed to F.R.Smith Co. LLC in ORV 720, Page 2672:

Thence leaving said centerline, along the line common to said tracts, South $43^{\circ}20'33''$ West, a distance of 101.58 feet to and iron pin found on a northerly line of said 9.933 acre tract (passing and iron pin found at 47.43 feet) and being the **True Place of Beginning** of the tract herein to be described;

Thence from said **True Place of Beginning**, along the bounds of said 0.874 acre tract, the following Six (6) courses and distances:

Course 1: South $76^{\circ}46'00''$ East, a distance of 29.02 feet to and iron pin found;

Course 2: South $52^{\circ}25'07''$ East, a distance of 33.00 feet to and iron pin found;

Course 3: South $38^{\circ}39'37''$ East, a distance of 39.41 feet to and iron pin found;

Course 4: South $06^{\circ}13'33''$ West, a distance of 20.81 feet to a point;

Course 5: South $41^{\circ}38'30''$ West, a distance of 52.93 feet to an iron pin found;

Course 6: South $53^{\circ}29'34''$ West, a distance of 52.83 feet to an iron pin found at a northwesterly corner of said 0.874 acre tract:

Thence through said 9.933 tract, South $68^{\circ}27'38''$ West, a distance of 67.49 feet to and iron pin set;

Thence continuing through said 9.933 tract, North $45^{\circ}15'55''$ West, a distance of 166.42 feet to an iron pin found at the southwesterly corner of said 0.871 acre tract;

Thence along the bounds of said 0.871 acre tract the following Four (4) courses and distances:

Course 1: North $42^{\circ}26'08''$ East, a distance of 15.00 feet to an iron pin found;

Course 2: South $47^{\circ}33'53''$ East, a distance of 71.00 feet to an iron pin found;

Course 3: North $42^{\circ}26'08''$ East, a distance of 135.78 feet to and iron pin found;

Course 4: South $76^{\circ}46'00''$ East, a distance of 28.46 feet to the **True Place of Beginning**.

Containing 0.537 acres of land, more or less.

The above description is based on an actual field survey.

Subject, however, to all other restrictions, easements, and rights-of-ways of record, if any.

Bearings are based on the centerline of West Cherry Street (South $46^{\circ}23'36''$ East), as recorded in Deed Book 612, Page 514.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped "PS 6784".