

Conveyance	
Mandatory	22500
Permissive	22500
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

201510220149736
 Pgs: 3 \$36.00 T20150077358
 10/22/2015 10:36AM MEPPHILLIP T
 Terry J. Brown
 Franklin County Recorder

21569

TRANSFERRED

OCT 21 2015

CLARENCE E. MINGO II
 AUDITOR
 FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT MARK LUDWIG, a married man, ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to PHILLIP T. HELBIG, a married man, and JEFFREY A. FRENCH, a single man, (collectively "Grantee"), for their joint lives, remainder to the survivor of them, whose tax mailing address is 6607 CLARK STATE ROAD, BLACKLICK, OH 43004, the following real property:

See Attached Exhibit A

PARCEL NUMBER: 170-000647-00
 Prior Instrument Reference: 200803240044351
 Property Address: 6607 Clark State Road, Blacklick, OH 43004

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR, for himself and his heirs and assigns, hereby covenants with the said Grantee, their successors and assigns, that said Grantor is well seized of the same in **FEE SIMPLE**, and has good right and full power to bargain, sell and convey the same in the manner of aforesaid, and that the same is **free from all encumbrances whatsoever**, except restrictions, conditions, reservations, and easements of record, zoning ordinances, if any, and taxes and assessments pro-rated to the date of transfer, and he will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, their successors and assigns, against all lawful claims and demands whatsoever.

EXHIBIT A

Situated in the State of Ohio, in the County of Franklin and in the Township of Jefferson:

Being in Section 2, Range 16, U.M. Lands and bounded and described as follows:

Beginning at a railroad spike in the center line of the Clark State Road at the North West corner of the 10 acre tract, now or formerly owned by Hattie A. Clotts (North East corner of the Machin tract);

Thence along the West line of the Clotts 10 acre tract, South 1° 12' East, passing an iron pipe at 30 feet, 686 feet to an iron pipe at the Northeast corner of the Dorothy M. Lakin tract;

Thence along the North line of said tract, South 88° 24' West, 251.41 feet to an iron pipe;

Thence North 1° 12' West, passing an iron pipe at 656.1 feet, 684.2 feet to a point in the center line of Clark State Road;

Thence along the center line of said road, North 87° 59' East, 254.43 feet to the place of beginning, containing four acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING:

Being located in Section 2, Township 1, Range 16, United States Military Lands, and bounded and described as follows:

Beginning at a point in the centerline of Clark State Road, which point is located South 87° 59' West, 194.37 feet from a railroad spike at the intersection of the said centerline with the Easterly line of the said Section 2, said railroad spike being also the Northeasterly corner of the original tract conveyed to Ernest R. and Lucille A. Sager by deed of record in Deed Book 1246, Page 79 Recorder's Office, Franklin County, Ohio;

Thence South 1° 13' East (being parallel to and 60 feet Easterly at right angles from the Westerly line of the said Sager tract and passing an iron pin at 30.0 feet), 416.20 feet to an iron pin;

Thence North 87° 59' East, (being parallel to the centerline of the said Clark State Road), 194.41 feet to an iron pin in the Easterly line of the said Sager Tract and the Easterly line of the said Section 2;

Thence along the said line, South 1° 13' 30" East, 266.80 feet to an iron pin in the root of a Pin Oak Tree and at the Southeasterly corner of the said Sager Tract;

Thence along the Southerly line of the said tract and the Northerly line of the 16 acre tract conveyed to George A. and Betty L. Hannah by deed of record in Deed Book 2361, page 249, Recorder's Office, Franklin County, Ohio, South 86° 23' 30" West, 254.41 feet to an iron pin found at the Southwesterly corner of the said Sager tract;

Thence along the Westerly line of the said tract and the Easterly line of the 4.0 acre tract conveyed to George A. and Betty L. Hannah by deed of record in Deed Book 2605, page 653, Recorder's Office, Franklin County, Ohio, North 1° 13' West (passing an iron pin at 655.09 feet), 683.19 feet to the Northwest corner of the said Sager tract in the centerline of the said Clark State Road;

Thence along the said centerline, North 87° 59' East, 60.0 feet to the place of beginning, containing 2.138 acres, more or less.

Be the same more or less, but subject to all legal highways.

PARCEL #: 170-000647-00

The property address and/or tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

LOAN #: GRN1508062770

State of OHIO
County of DELAWARE

The foregoing Instrument was acknowledged before me this 10-15-15 (date) by PHILLIP T HELBIG AND JEFFREY A FRENCH AND ANGELA J HELBIG (name(s) of person(s) acknowledged).

***PHILLIP T. HELBIG AND ANGELA J. HELBIG ARE HUSBAND AND WIFE
****UNMARRIED

[Signature]
(Signature of Person Taking Acknowledgement)



(Title or Rank) Notary
LACY JUDGE
NOTARY PUBLIC
FOR THE (Serial Number, if any) NA
STATE OF OHIO
My Commission expires: 1-20-20
January 20, 2020

Lender: The Northern Ohio Investment Company
NMLS ID: 121455
Loan Originator: Dawn Rena King
NMLS ID: 729682

THIS INSTRUMENT WAS PREPARED BY:
RALPH D. VINCIGUERRA
THE NORTHERN OHIO INVESTMENT COMPANY
6444 MONROE STREET, SUITE 6
SYLVANIA, OH 43560
419-885-8300

