

GENERAL WARRANTY DEED

Creative Home Buying Solutions, Inc., an Ohio Corporation, **Grantor**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid grants, with general warranty covenants to **Jeffrey A. Denney and Jessica L. Denney**, husband and wife, **Grantees**, the following described real property:

Situated in the Township of Dublin, County of Mercer and State of Ohio, to wit:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the northeast quarter of Section 4 of Godfrey's Reserve, Township 4 South, Range 2 East being more particularly described as follows:

Commencing at an iron pin at the east quarter post of said Section 4;

2517

Thence S 89° 07' 00" W, 376.03 feet along the centerline of Shelley Road to a Mag nail set as the Point of Beginning;

Thence continuing S 89° 07' 00" W, 326.18 feet along the centerline of Shelley Road to a Mag nail set;

Thence N 00° 53' 00" W, 240.00 feet and passing through an iron pin with cap set at 25.00 feet to an iron pin with cap set;

Thence N 89° 07' 00" E, 326.18 feet to an iron pin with cap set;

Thence S 00° 53' 00" E, 240.00 feet and passing through an iron pin with cap set at 215.00 feet to the Point of Beginning, containing 1.797 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421 dated October 9, 2001, on file in the County Engineer's and County Recorder's Offices.

MINOR SUBDIVISION

Tax ID # 7-021300.0000

Tax Map# 2-14-200-006

Prior Deed Reference: Deed Book Vol 133 Page 1018

See Minor Subdivision in O.R. 132 Pg. 2387.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 15 2002

MERCER COUNTY
TAX MAP DEPARTMENT

Witness their hands this 11th Day of July, 2002.

Signed and acknowledged in the presence of:

Michael J. Monnier
witness

Jeffrey A. Denney President
Jeffrey A. Denney as President of
Creative Home Buying Solutions, Inc.

Deborah S. Dicks
witness

TRANSFERRED

JUL 15 2002

MARK GLEISGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee \$5.00~~

The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Gleisge Mercer County Auditor.

E.M. 7-15-02
Deputy Aud. Date

STATE OF OHIO, COUNTY OF Shelby.

The foregoing General Warranty Deed was signed and acknowledged before me on this the 11th day of July, 2002 by Jeffrey A. Denney, President of Creative Home Buying Solutions, Inc.

Michael N. Monnier
Notary Public

My commission expires MAY 1, 2004

SEAL

MICHAEL N. MONNIER, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES MAY 1, 2004

200200005835
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
07-15-2002 02:17 pm.
WARRANTY DEED 14.00
OR Book 145 Page 522 - 523

200200005835
MIELKE
FILE

ATTEST

This instrument prepared by:
Grantor
P.O. Box 2035
Cridersville, Oh 45806