

202106090007761 6/9/2021
Pages:11 F:\$106.00 11:40 AM
Karen J. Riffle T20210005359
Union County Recorder DOC:DEED

TRANSFERRED
ANDREA L. WEAVER, UNION COUNTY AUDITOR

JUN 09 2021

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code.
FEE \$ 23,201.60 EXEMPT _____

T.S.

WHEN RECORDED, MAIL TO AND SEND TAX NOTICES TO:

8510 Warner Road LLC
44112 Mercure Circle
Sterling, Virginia 20166

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **DAVID H. STARKEY**, a married man, and **JOHN M. STARKEY**, a married man, ("Grantors"), for valuable consideration paid, does hereby grant, bargain, sell and convey, with limited warranty covenants, to **8510 WARNER ROAD LLC**, a Delaware limited liability company ("Grantee"), whose tax-mailing address is 44112 Mercure Circle, Sterling, Virginia 20166, the following described real property (the "Property") situated in the State of Ohio, County of Union, Township of Jerome, and bounded and described as more particularly described in Exhibit A, which is incorporated herein, subject only to the matters set forth on Exhibit B, attached hereto and by this reference incorporated herein.

TOGETHER WITH each and all rights-of-ways, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of Grantor in the said Property.

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee, its successors and assigns, that the granted Property are free from all encumbrances made by the Grantor, and that it does warrant and will defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

Property Address: 0000Warner Road, Plain City, Ohio 43064

Parcel No. 1500280061000; Map No. 146-00-00-050.001

Parcel No. 1500280062000; Map No. 146-00-00-050.002

Prior Instrument Reference: ~~Official Record 853 page 272~~, Recorder' s Office, Union
County, Ohio. **202106040007605**

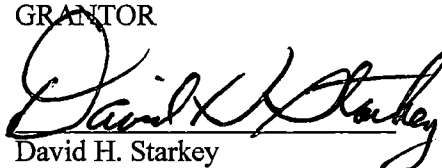
Subject to taxes and assessments which are not or may hereafter become liens on the said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises ; subject to all of which this conveyance is made.

Vicki L Starkey, spouse of David H. Starkey, releases all rights of dower therein.

Carolyn S. Starkey, spouse of John M. Starkey, releases all rights of dower therein.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed on the date

GRANTOR


David H. Starkey


Vicki L. Starkey

State of Ohio
County of Franklin

This is an acknowledgment clause. No oath or affirmation was administered to the signer with regard to a notarial act.

BE IT REMEMBERED, that on this 1th day of June, 2021, before me, the subscriber, a Notary Public in and for said state, personally appeared **David H. Starkey** and **Vicki L. Starkey**, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledged the signing thereof to be their voluntarily act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid,


Notary Public



MICHELLE C. EAST
Notary Public, State of Ohio
My Commission Expires 12-05-2024

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed on the date

GRANTOR

John M. Starkey
John M.. Starkey

Carolyn S. Starkey
Carolyn S. Starkey

State of Indiana

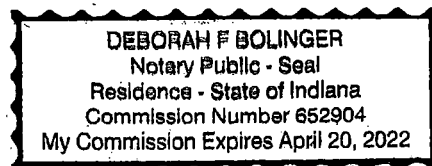
County of TIPPECANOE

This is an acknowledgment clause. No oath or affirmation was administered to the signer with regard to a notarial act.

BE IT REMEMBERED, that on this 7th day of June, 2021, before me, the subscriber, a Notary Public in and for said state, personally appeared **John M. Starkey** and **Carolyn S. Starkey**, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledged the signing thereof to be their voluntarily act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid,

Deborah F. Bolinger
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Bruce H. Burkholder, Esq.
ISAAC WILES & BURKHOLDER, LLC
2 Miranova Place, Suite 700
Columbus, OH 43215
(614) 221-2121

EXHIBIT A

THE PROPERTY

Together with all structures, improvements and fixtures located on the Land;

Together with all water, sewer, utility and development rights now or hereafter allocated, allocable or reserved to the Land;

Together with any land lying in the bed of any public and private streets, roads, highways, avenues, alleys, ways, waterways and creeks in, on, across or adjacent to the Land; and

Together with all right, title and interest of Grantor, reversionary or otherwise, in and to all easements, rights of way, rights, privileges, licenses, appurtenances, hereditaments in or upon such land and all other rights and appurtenances and advantages belonging or in anywise pertaining to such land.

EXHIBIT "A-1"

Situated in Jerome Township of Union County, Ohio, in Virginia Military Survey Number 7073 and Virginia Military Survey Number 6596; being part of the 127.036 acre tract of Mildred Pauline Orr (Deed Book 274, page 235); and being further bounded and described as follows:

Beginning at a railroad spike set at the centerline intersection of Industrial Parkway (County Road 1) and Warner Road (County Road 6), marking the TRUE POINT OF BEGINNING.

Thence South 65° 07' 25" West, 3154.91 feet along said centerline of Warner Road to a railroad spike set at the most easterly corner of a 1.795 acre tract surveyed this date.

Thence with three consecutive courses of said 1.795 acre tract:

1. North 26° 42' 01" West, 259.05 feet (passing over an iron pipe set at 30.02 feet) to an iron pipe set.
2. South 66° 02' 57" West, 285.58 feet to an iron pipe set.
3. South 20° 43' 03" East, 264.23 feet (passing over an iron pipe set a 234.15 feet) to a railroad spike set in said centerline of Warner Road.

Thence South 65° 07' 25" West, 550.08 feet along said centerline to a railroad spike set.

Thence North 32° 50' 43" West, 653.99 feet (passing over an iron pipe set at 30.29 feet) to an iron pipe set in the approximate centerline of Kile Ditch.

Thence with three consecutive courses in the same general direction of said approximate centerline of Kile Ditch:

1. North 60° 36' 41" East, 714.16 feet to an iron pipe set.
2. North 29° 57' 18" East, 1156.43 feet to an iron pipe set.
3. South 74° 54' 54" East, 673.24 feet to an iron pipe set.

Thence with five consecutive courses of said approximate centerline of Kile Ditch and passing over the southwesterly corner of the 25 acre tract of Michael J. Orr et al. (OR 1, page 607 and Survey Record 5, page 358) and continuing with said tract:

1. North 80° 07' 21" East, 597.32 feet to an iron pipe set.
2. North 86° 16' 57" East, 676.92 feet to an iron pipe set.
3. North 68° 57' 10" East, 285.15 feet to an iron pipe set.
4. North 63° 51' 36" East, 228.38 feet to an iron pipe set.
5. North 54° 50' 44" East, 125.82 feet (passing over an iron pipe set at 75.81 feet) to a railroad spike set in aforesaid centerline of Industrial Parkway.

Thence South 34° 16' 07" East, 554.49 feet along said centerline of the TRUE POINT OF BEGINNING.

Bearing assumed from a previous survey to the northwest. The tract as described from an actual field survey performed on or about September 1, 1999, by Registered Surveyor Joseph P. Priday (S-7277), contains 74.000 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipe set are ¾" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

EXHIBIT "A-1" CONTINUED**EXCEPTING THEREFROM THE FOLLOWING:**

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 6596 and 7073, and being part of a 74.000 acre tract of land, conveyed to Starkey Family Enterprises II Limited, of record in OR 853, page 272, all references to records being on filed in the Office of the Recorder, Union County, Ohio, said 26.458 acre tract being more fully described herein;

Beginning for reference at a 1" rebar found at the southwest corner of said 74.000 acre tract, the southeast corner of a 50.962 acre tract of land (Exhibit A) conveyed to Starkey Family Enterprises II Limited, of record in OR 853, page 272, the north line of a 50.875 acre tract of land, conveyed to Marian D. Thomas, of record in OR 689, page 631, and being in the centerline of Warner Road (County Road 6);

Thence North 65° 47' 58" East, a distance of 2217.77 feet, with the south line of said 74.000 acre tract, and the centerline of said Warner Road, to a Mag Nail found on the south line of said 74.000 acre tract, the north line of a 99.50 acre tract of land, conveyed to Robert G. Rausch and Janice Rausch, Trustees, of record in OR 536, page 980, and in the centerline of said Warner Road at the TRUE POINT OF BEGINNING;

Thence, North 24° 12' 00" West, passing over an iron pin set at 30.00 feet, and a 5/8" rebar found at 861.06 feet, for a total distance of 902.44 feet, to a point on the north line of said 74.00 acre tract, the south line of a 25 acre tract of land, conveyed to Susan Johnson, of record in OR 295, page 571, and being in the centerline of Kile Ditch, being referenced by said 5/8" rebar found;

Thence, North 80° 46' 04" East, a distance of 456.99 feet, with the north line of said 74.000 acre tract, the south line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, to a point being referenced by a 5/8" rebar found (Site Engineering Inc 7039 cap) which bears South 06° 03' 51" East, at a distance of 40.08 feet;

Thence, North 86° 55' 40" East, a distance of 676.92 feet, with the north line of said 74.000 acre tract, the south line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, to a point being referenced by an iron pin set which bears South 11° 44' 13" East, at a distance of 40.46 feet;

Thence, North 69° 35' 53" East, a distance of 285.15 feet, with the north line of said 74.000 acre tract, the south line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, to a point being referenced by an iron pin set with bears South 22° 52' 04" East, at a distance of 40.04 feet;

Thence, North 64° 39' 58" East, a distance of 228.46 feet, with the north line of said 74.000 acre tract, the south line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, to a point being referenced by an iron pin set which bears South 30° 07' 38" East, at a distance of 40.14 feet;

Thence, North 55° 04' 45" East, a distance of 88.93 feet, passing by a 1" iron pin found (0.72' north of property line) at a distance of 75.84 feet, with the north line of said 74.000 acre tract, the south line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, to an iron pin set at the southwest corner of a 0.004 acre tract of land conveyed to the Board of County Commissioners of Union County, Ohio (Parcel 18-WD), of record in OR 908, page 186 and the northwest corner of a 0.004 acre tract of land, conveyed to the Board of County Commissioners of Union County, Ohio (Parcel 15-WD2), of record in OR 899, page 772;

EXHIBIT "A-1" CONTINUED

Thence with a line common to said 74.000 acre tract, and said (Parcel 15-WD2), the following three (3) courses:

1. South 33° 38' 37" East, a distance of 24.38 feet to an iron pin found;
2. North 56° 21' 23" East, a distance of 7.00 feet, to an iron pin found;
3. North 33° 38' 37" West, a distance of 24.54 feet, to an iron pin set at the northeast corner of said (Parcel 15-WD2) and southeast corner of said Parcel 18-WD;

Thence, North 55° 04' 45" East, a distance of 30.01 feet, with the north line of said 74.000 acre tract, and the south line of said 25 acre tract, to a Mag Nail found at the northeast corner of said 74.000 acre tract, the southeast corner of said 25 acre tract, and in the centerline of Industrial Parkway (County Road 1 – UNI – CR1 0.00);

Thence, South 33° 38' 37" East, a distance of 554.14 feet, with the east line of said 74.000 acre tract, and the centerline of said Industrial Parkway, to a Mag Nail found at the southeast corner of said 74.000 acre tract, and the centerline intersection of said Industrial Parkway and said Warner Road;

Thence, South 64° 54' 05" West, a distance of 180.42 feet, with the south line of said 74.000 acre tract, and the centerline of said Warner Road, to a Mag Nail found;

Thence, South 65° 47' 58" West, a distance of 1620.11 feet, with the south line of said 74.000 acre tract, and the centerline of said Warner Road, to the TRUE POINT OF BEGINNING, containing 26.458 acres.

FURTHER EXCEPTING THEREFROM THE FOLLOWING 0.048 ACRES:

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 6596, and being all of a 0.048 acre tract of land, conveyed to the Board of County Commissioners of Union County, Ohio (Parcel 15-WD1), of record in OR 899, page 772, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 0.048 acre tract being more fully described herein;

Beginning for reference at a 1" rebar found at the southwest corner of said 74.000 acre tract, the southeast corner of a 50.962 acre tract of land (Exhibit "A"), conveyed to Starkey Family Enterprises II Limited, of record in OR 853, page 272, the north line of a 50.875 acre tract of land, conveyed to Marian D. Thomas, of record in OR 689, page 631, and being in the centerline of Warner Road (County Road 6);

Thence North 65° 47' 58" East, a distance of 3668.10 feet, with the south line of said 74.000 acre tract, and the centerline of said Warner Road, to a point;

Thence, North 24° 12' 02" West, a distance of 30.00 feet, through said 74.000 acre tract and the right-of-way of said Warner Road, to a 5/8" rebar found (Site Engineering Inc. 7039 cap) on the north right-of-way line of said Warner Road and at the southwest corner of a 0.048 acre tract of land (Parcel 15-WD1) conveyed to Board of County Commissioners of Union County, Ohio, of record in OR 899, page 772, also being at the TRUE POINT OF BEGINNING;

Thence, through said 74.000 acre tract, and with the perimeter of said 0.048 acre the following seven (7) courses:

EXHIBIT "A-1" CONTINUED

1. North 24° 11' 38" West, a distance of 3.00 feet, to a 5/8" rebar found;
2. North 65° 47' 58" East, a distance of 170.71 feet, to a 5/8" rebar found;
3. North 64° 54' 05" East, a distance of 97.15 feet, to a 5/8" rebar found;
4. North 13° 40' 59" East, a distance of 62.55 feet, to a 5/8" rebar found;
5. South 33° 38' 37" East, a distance of 52.34 feet, to a Mag Nail found;
6. South 64° 54' 05" West, a distance of 144.12 feet, to a 5/8" rebar found;
7. South 65° 47' 58" West, a distance of 170.73 feet, to the TRUE POINT OF BEGINNING, containing 0.048 acre to be excepted therefrom.

Consisting of 26.410 acres of land with the above described exception, of which 13.949 acres lies with VMS 7073, and 12.461 acres lies within VMS 6596.

All iron pins set are 5/8" solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description the bearing of North 65° 47' 58" East as determined for the centerline of Warner Road, as based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on December 18, 2019.

This document is based from an actual field survey performed by or under my direct supervision in December, 2019.

Parcel No. 15-0028006.1000, Map No. 146-00-00-050.001

EXHIBIT "A-2"

Situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 7073; being part of the original 127.036 acre tract of Mildred Pauline Orr (Deed Book 274, page 235); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Industrial Parkway (County Road 1) and Warner Road (County Road 6).

Thence South 65° 07' 25" West, 4018.02 feet along said centerline of Warner Road (passing over railroad spikes found at 3154.91 feet and 3467.94 feet) to a railroad spike found at the southwesterly corner of the 74.000 acre tract of Bonna B. Starkey (OR 196, page 339), marking the TRUE POINT OF BEGINNING.

Thence South 65° 07' 25" West, 178.51 feet continuing along said centerline to a P.K. nail found at the southeasterly corner of the 4 acre tract of Ray and Loretta Culwell (Deed Book 259, page 228).

Thence North 32° 50' 43" West, 1619.27 feet along the easterly lines of said 4 acre tract and the original 61.75 acre tract of Kenneth Vowell, et al. (Deed Book 342, page 366) (passing over an iron pipe set at 30.29 feet) to an iron pipe set on the southwesterly corner of the 46 acre tract of Theodore W. Novak, Trustee (OR 69, page 15).

Thence North 57° 38' 24" East, 2468.05 feet along the southerly line of said 46 acre tract to an iron pipe found at the northwesterly corner of Frazier Estates No. 2 (Plat Book 3A, page 22).

Thence South 33° 16' 31" East, 1028.48 feet along the westerly line of said Frazier Estates No. 2 (passing over an iron pipe found at 424.63 feet) and continuing with the westerly line of the 25 acre tract of Michael J. Orr, et al. (OR 1, page 607) to an iron pipe set on the northerly line of aforesaid 74.000 acre tract in the approximate centerline of Kile Ditch.

Thence with five consecutive courses of said 74.000 acre tract (the first four of which are also along said approximate centerline of Kile Ditch):

1. South 80° 07' 21" West, 115.54 feet to an iron pipe found.
2. North 74° 54' 54" West, 673.24 feet to an iron pipe found.
3. South 29° 57' 18" West, 1156.43 feet to an iron pipe found.
4. South 60° 36' 41" West, 714.16 feet to an iron pipe found.
5. South 32° 50' 43" East, 653.99 feet (passing over an iron pipe found at 623.70 feet) to the TRUE POINT OF BEGINNING.

Bearing assumed from a previous survey to the northwest. The tract as described from an actual field survey performed on or about January 4, 2000, by Registered Surveyor Joseph P. Priday (S-7277), contains 50.962 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are ¾" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

Parcel Number: 15-0028006.2000, Map No. 146-00-00-050.002, VMS #7073

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
DATE 6/9/2021 JG
JEFF STAUCH, UNION CO. ENG.
BOTH PARCELS

EXHIBIT B

THE PERMITTED EXCEPTIONS

1. Current, non-delinquent, and not yet due or payable real property taxes and current installments of assessments for 2020 and subsequent years.
2. Storm Water Drainage Easement of record in OR 177, page 572, Recorder's Office, Union County, Ohio.
3. Assignments of Drainage Easements of record in OR 242, page 651, Recorder's Office Union County, Ohio.
4. Easements for highway Purposes of record in OR 144, page 764, Recorder's Office, Union County, Ohio.
5. Rights of public to use those portions of subject premises lying within the confines of the public roads and highways.