

TRANSFERRED

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO

JAN 07 2011

2011 JAN -7 AM 11:55
B 28.00

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the Grantor
complied with section 319.202 of the Revised Code

FEE \$
EXEMPT *D R Bond*

374363

Quit Claim Deed

Mark Allen Thomas and Melody Renee Thomas, husband and wife

①

of Union County, Ohio, for valuable consideration paid, grants to Mark A. Thomas, a married man

whose tax-mailing addresses is: 11325 Taylor Road, Plain City, OH 43064

the following REAL PROPERTY:

Situated in the Township of Jerome, County of Union, State of Ohio, being located in Virginia Military Survey 1440, and being part of an original 64.60 acres tract conveyed to Roy L. and Rachel F. Thomas in Deed Book 183, page 175, and being more particularly described as follows:

Commencing at a railroad spike set at the intersection of the centerlines of County Road 1 (Industrial Parkway) and County Road 33 (Taylor Road), being the northerly corner of said original 64.60 acre tract, also being the southeasterly corner of a 71.925 acre tract conveyed to Joseph K. and Pauline S. McLaughlin et al, Trustees, in Deed Book 271, page 696;

Thence along the centerline of said County Road 33, being the northerly line of said original 64.60 acre tract, South 65° 30' 59" West, (passing railroad spikes set at 327.79 feet and 760.87 feet) a distance of 1257.36 feet to a railroad spike set at THE TRUE PLACE OF BEGINNING of the tract of land herein to be described;

Thence from said TRUE PLACE OF BEGINNING, South 24° 29' 01" East, (passing an iron pin set at 30.00 feet) a total distance of 692.57 feet to an iron pin set in the northerly line of a 108.346 acre tract conveyed to Central Ohio Acceptance Corporation in Deed Book 311, page 10;

Thence, along the northerly line of said 108.436 acre tract, South 66° 26' 26" West, a distance of 315.68 feet to an iron pin set;

North 24° 29' 01" West, (passing an iron pin set at 657.48 feet) a total distance of 687.40 feet to a railroad spike set in the centerline of said County Road 33;

Thence, along the centerline of said County Road 33, North 65° 30' 59" East, a distance of 315.64 feet to THE TRUE PLACE OF BEGINNING.

Containing 5.000 acres of land, more or less.

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

Bearings based on the northerly line of a 108.346 acre tract conveyed to Central Ohio Acceptance Corporation (North 66° 26' 26" East) in Deed Book 311, page 10.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped "STULTS & ASSOC."

All references being to records of the Recorder's Office, Union County, Ohio.

PARCEL ID: 14-0007040.400
VMS 1440
Map# 125-00-00-047.004

PROPERTY ADDRESS:
11325 Taylor Road
Plain City, OH 43064

MT

Subject to taxes and assessments which are now or may hereafter become liens on 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.

Prior Instrument Reference: OFFICIAL RECORDS VOLUME 233, PAGE 310 of the Official Records of Union County, Ohio.

Executed this 22nd day of December, 2010.

Melody Renee Thomas
Melody Renee Thomas

Mark Allen Thomas
Mark Allen Thomas

State of Ohio }
County of Franklin } SS:

BE IT REMEMBERED, That on this 21st of December, 2010, before me, the subscriber, a Notary Public in and for said state, personally came Melody Renee Thomas, a married woman, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

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



NICOLE R. JOHNSEN
Notary Public, State of Ohio
My Commission Expires 10-16-2012

[Signature]
Notary Public
My Commission Expires: 10-16-12

BE IT REMEMBERED, That on this 22nd of December, 2010, before me, the subscriber, a Notary Public in and for said state, personally came Mark Allen Thomas, a married man the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

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



CHRIS J. WILSON
Notary Public
in and for the State of Ohio
My Commission Expires
4-29-2014

[Signature]
Notary Public
My Commission Expires: 4-29-2014

This Instrument was prepared by Rhett A. Plank, Attorney at Law, 811 Green Crest Drive, Suite 50, Westerville, Ohio 43081, Telephone (614) 864-5600, Fax (614) 864-0026