


Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 8-28-23 Transfer Tax Paid 5523⁰⁰
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By [Signature]


Doc ID: 014886400005 Type: OFF
Kind: DEED
Recorded: 08/31/2023 at 09:20:35 AM
Fee Amt: \$58.00 Page 1 of 5
Workflow# 0000336788-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00018452
BK **2050** PG **1916-1920**

SEARCH 2 CLOSE BOX

FIDUCIARY DEED
Statutory Form

KNOW ALL MEN BY THESE PRESENTS that **G. DANIEL DEFFET, ADMINISTRATOR** of the Estate of **Suzanne T. Deffet a/k/a Suzanne Tabor Deffet** ("Grantor"), by the power conferred by the **Probate Court of Delaware County, Ohio, Case Number 2210 1782PES**, and every other power, grants, with fiduciary covenants, to **AVASAR LLC, an Ohio limited liability company** ("Grantee"), whose tax mailing address is 970 Dearborn Drive Columbus, OH 43085, the following real property:

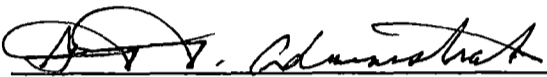
See Attached **Exhibit A**

PARCEL #: **500-320-02-017-000 and 500-320-02-016-000**
Prior Instrument Reference: **Book 1341, Page 2758, Official Records, Delaware County Recorder**
Property Address: **4910 State Route 257, Delaware, OH 43015**

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

The Grantor has hereunto executed this deed this 24 day of AUGUST, 2023.

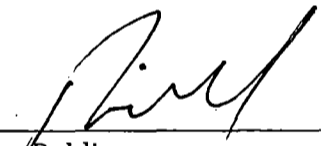
Estate of Suzanne T. Deffet
a/k/a Suzanne Tabor Deffet



G. DANIEL DEFFET, ADMINISTRATOR

STATE OF OHIO)
)ss
DELAWARE COUNTY)

The foregoing instrument was acknowledged before me, this 24 day of AUGUST, 2023, by G. DANIEL DEFFET, ADMINISTRATOR of the Estate of Suzanne T. Deffet a/k/a Suzanne Tabor Deffet.



Notary Public



PATRICK RIELL
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Instrument Prepared By: Patrick Riell Law, LLC; 4155 Champaign Shelby Rd. Conover, OH 45317
Return To: Search2Close

Exhibit A

Parcel 1:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell E. and Mary Yaple by Deed of record in Deed Book 370, page 235, Recorder's office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the Northeast corner of Lot 9, at the Southeast corner of said Lot 7 and in the West line of said Lot 8, said stone also being at a corner of said 41.838 acre tract;

Thence N. 13° 33' 02" W. a distance of 276.11 feet to an iron pin set;

Thence N. 7° 06' 57" E. a distance of 766.15 feet to an iron pin set;

Thence N. 3° 24' 21" E. a distance of 172.61 feet to an iron pin set;

Thence S. 88° 38' 54" E. a distance of 112.36 feet to an iron pin set;

Thence S. 82° 10' 26" E. a distance of 65.34 feet to an iron pin set;

Thence S. 64° 24' 00" E. a distance of 326.56 feet to an iron pin set;

Thence S. 4° 07' 16" W. a distance of 6.40 feet to an iron pin found at a corner of said 41.838 acre tract at the Northwest corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, page 208, Recorder's Office, Delaware County, Ohio;

Thence continuing S. 4° 07' 16" W. along an East line of said 41.838 acre tract and along the West line of said 3.06 acre tract a distance of 336.60 feet to an iron pin found at a corner of said 41.838 acre tract, at the Southeast corner of said 3.06 acre tract and at the Northwest corner of a 1.647 acre tract of land conveyed as Parcel II to Jack L. and Patricia W. Barkhurst by Deed of record in Deed Book 413, page 112, Recorder's Office, Delaware County, Ohio;

Thence S. 4° 00' 57" W. along an East line of said 41.838 acre tract and along the West line of said 1.647 acre tract a distance of 262.46 feet to an iron pin found at a corner of said 41.838 acre tract and at the Southwest corner of said 1.647 acre tract;

Thence S. 73° 36' 00" E. along a line of said 41.838 acre tract and along the south line of said 1.647 acre tract a distance of 426.80 feet to a railroad spike found in the curved centerline of South Ohio Route 257 (60 feet wide), at a corner of said 41.838 acre tract and at the Southeast corner of said 1.647 acre tract (passing an iron pin found at 387.79 feet);

Thence Southerly along the curved centerline of South Ohio Route 257, along the curved East line of said 41.838 acre tract and with a curve to the left, data of which is: Radius equals 1,909.86 feet and a sub-data plus 9° 50' 56" a sub-cord distance of 327.89 feet bearing S. 9° 35' 29" W. to a railroad spike found at a Southeast corner of said 41.838 acre tract;

Thence S. 88° 57' 50" W. along a South line of said 41.838 acre tract a distance of 99.75 feet to an iron pin found in the centerline of Old Ohio Route 42, now vacated, and at a corner of said 41.838 acre tract, said iron pin being in a Southeast line of Lot No. 4026 in Thomas Hill's Subdivision, as shown of record in Plat Book 5, page 29, Recorder's Office, Delaware County, Ohio;

Thence N. 24° 20' 44" E. along a line of said 41.838 acre tract and along a Southeast line of said Lot No. 4026 a distance of 129.17 feet to an iron pin found at a corner of said 41.838 acre tract and at the eastern-most corner of said Lot No. 4026;

Thence N. 62° 21' 49" W. along a South line of said 41.838 acre tract and along the Northeast line of said Lot No. 4026 a distance of 239.50 feet to an iron pin found at a corner of said 41.838 acre tract and at the northern-most corner of said Lot No. 4026;

Thence S. 30° 49' 14" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4026 and along the Northwest line of Lot 4025 in said Thomas Hill's Subdivision a distance of 521.10 feet to an iron pin found at a corner of said 41.838 acre tract, at the western-most corner of said Lot No. 4025 and at the northern-most corner of Lot No. 4170 in Thomas Hill's Resubdivision of Lot No. 4024, as shown of record in Plat Book 7, page 89, Recorder's Office, Delaware County, Ohio;

Thence S. 36° 16' 15" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4170, and along the Northwest lines of Lots Nos. 4171 and 4172 in said Thomas Hill's

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer



Resubdivision of Lot No. 4024 a distance of 423.95 feet to an iron pin found at the southern-most corner of said 41.838 acre tract, at the Northwest corner of said Lot No. 4172, in the West line of said Lot 8 and in the East line of said Lot No. 9;

Thence N. 4° 13' 25" W. along a West line of said 41.838 acre tract, along a portion of the West line of said Lot No. 8 and along a portion of the East line of said Lot No. 9 a distance of 570.55 feet to the place of beginning, containing 18.346 acres of land, more or less, of which approximately 0.255 acre is in said Lot No. 7 and approximately 18.091 acres are in said Lot No. 8.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, LTD., Consulting Engineers & Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, dated October 25, 1972, and partially from a field survey by C.F. Bird & R.J. Bull, LTD. in November, 1979.

Parcel 2:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell H. and Mary Yapple by Deed of record in DB 370, Page 235, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the northeast corner of Lot No. 9, at the southeast corner of said Lot No. 7 and in the west line of Lot No. 8, said stone also being at a corner of said 41.838 acre tract;

Thence S 81° 29' 04" W along a portion of the south line of said Lot No. 7, along a portion of the north line of said Lot No. 9 and along a south line of said 41.838 acre tract a distance of 880.73 feet to an iron pin found at a southwest corner of said 41.838 acre tract;

Thence N 3° 31' 30" W along a west line of said 41.838 acre tract a distance of 1,194.55 feet to an iron pin found at a northwest corner of said 41.838 acre tract and at the southwest corner of a 4.416 acre tract of land conveyed as Parcel "B" to Robert Stannard, Dorothy S. Allen and Frank Stannard by Deed of record in Deed Book 388, Page 196, Recorder's Office, Delaware County, Ohio;

Thence S 88° 01' 56" E along a north line of said 41.838 acre tract and along the south line of said 4.416 acre tract a distance of 947.68 feet to an iron pin found at a corner of said 41.838 acre tract and at the southeast corner of said 4.416 acre tract;

Thence N 2° 42' 39" E along a west line of said 41.838 acre tract and along the east line of said 4.416 acre tract a distance of 199.75 feet to an iron pin found at a northwest corner of said 41.838 acre tract, at the northeast corner of said 4.416 acre tract and at the southwest corner of a 2.55 acre tract of land conveyed to Nancy C. Krueger by Deed of record in Deed Book 411, Page 365, Recorder's Office, Delaware County, Ohio;

Thence S 87° 22' 05" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 194.89 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 2.55 acre tract;

Thence S 64° 31' 08" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 340.17 feet to an iron pin found at a corner of said 41.838 acre tract, at the southeast corner of said 2.55 acre tract and at the southwest corner of an original 2.64 acre tract of land (2.571 acres by recent survey) conveyed to Johnny A. Stoycheff by Deed of record in Deed Book 412, Page 707, Recorder's Office, Delaware County, Ohio;

Thence S 61° 51' 44" E along a north line of said 41.838 acre tract and along a south line of said original 2.64 acre tract (2.571 acres by recent survey) a distance of 217.76 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said original 2.64 acre tract (2.571 acres by recent survey);

Thence S 75° 47' 14" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of a 1.270 acre tract of land conveyed out of said original 2.64 acre (2.571 acres by recent survey) to Tommy Joe and Rebecca Sue Miller by Deed of record in Deed Book 428, Page 269, Recorder's Office, Delaware County, Ohio, a distance of 120.09 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract (passing an iron pin found at the southwest corner of said 1.270 acre tract at 34.00 feet);

Thence N 87° 23' 51" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a

distance of 129.81 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract;

Thence S 80° 37' 57" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a distance of 102.8 feet to a railroad spike found in the centerline of Ohio Route 257 (60 feet wide), at a northeast corner of said 41.838 acre tract, at the southeast corner of said 1.270 acre tract (passing an iron pin found in the west right of way line of Ohio Route 257 at 72.62 feet);

Thence S 16° 11' 15" W along the centerline of Ohio Route 257 and along an east line of said 41.838 acre tract a distance of 34.00 feet to a railroad spike found at a corner of said 41.838 acre tract and at the northeast corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, Page 208, Recorder's Office, Delaware County, Ohio;

Thence N 78° 33' 27" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 95.65 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence S 87° 23' 51" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 130.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 75° 47' 14" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 125.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 61° 51' 44" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 212.74 feet to an iron pin found at a corner of said 41.838 acre tract and at the northwest corner of said 3.06 acre tract;

Thence N 4° 07' 16" E a distance of 6.40 feet to an iron pin set;

Thence N 64° 24' 00" W a distance of 326.56 feet to an iron pin set;

Thence N 82° 10' 26" W a distance of 65.34 feet to an iron pin set;

Thence N 88° 38' 54" W a distance of 112.36 feet to an iron pin set;

Thence S 3° 24' 21" W a distance of 172.61 feet to an iron pin set;

Thence S 7° 06' 57" W a distance of 766.15 feet to an iron pin set;

Thence S 13° 33' 02" E a distance of 276.11 feet to the place of beginning;

Containing 23.492 acres of land more or less, of which approximately 22.035 acres are in said Lot No. 7 and approximately 1.457 acres are in said Lot No. 8. The above tract of land is subject to an easement for driveway along the northernmost property lines. See Survey Volume 11, Page 115, Engineer's Office, Delaware County, Ohio and Articles Agreement Book 9, Page 20, Recorder's Office, Delaware County, Ohio.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers and Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, Dated 10/25/72 and partially from a field survey by C.F. Bird & R.J. Bull, Ltd, in 11/1979.

Parcel Numbers: 500-320-02-017-000 and 500-320-02-016-000