

Survivorship Deed



200801290013908

Pgs: 2 \$28.00 T20080006468
01/29/2008 2:57PM BXCHICAGO TIT
Robert G. Montgomery
Franklin County Recorder

2

DARWIN R. BUTTS, MARRIED

of FRANKLIN County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to
ROGER W. REISINGER, UNMARRIED AND CHRISTINA S. LITTLER, UNMARRIED

for their joint lives, remainder to the survivor of them, whose tax-mailing address is:
C/O First Place Bank, 250 Old Wilson Bridge Rd, Ste 279 Worthington,
OH 43085

the following REAL PROPERTY:

BEING A PART OF RESERVE "B" OF THE "PAUL E. WHITE'S 1st ADDITION TO GROVE CITY, OHIO:
AS THE PLAT OF SAME IS SHOWN OF RECORD IN PLAT BOOK 23, PAGE 11, RECORDER'S OFFICE,
FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHEASTERLY LINE OF SAID RESERVE "B", SAID POINT
BEING N. 32° 22' E., A DISTANCE OF 154.10 FEET FROM THE SOUTHEASTERLY CORNER OF SAID

Continued on Next Page

PARCEL No. 040-003780-00

PROPERTY ADDRESS: 3795 N. BROADWAY, GROVE CITY, OHIO 43123

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: INSTRUMENT NUMBER 200503090043443, OFFICIAL RECORDS VOLUME 5729,
PAGE H02, AND DEED BOOK 3486, PAGE 10 of the Deed Records of FRANKLIN County, Ohio.

Grantor releases all rights of dower therein.

ERMA M. BUTTS, WIFE OF THE GRANTOR, RELEASES ALL RIGHTS OF DOWER THEREIN.

Witness OUR hand(s) this 15TH day of JANUARY 2008

Signed and acknowledged in presence of:

Witness _____

Darwin R. Butts by Eric C. Butts, Her Attorney in Fact
DARWIN R. BUTTS, BY ERIC C. BUTTS, HIS
ATTORNEY IN FACT

Witness _____

Erma M. Butts by Eric C. Butts, Her Attorney in Fact
ERMA M. BUTTS, BY ERIC C. BUTTS, HER
ATTORNEY IN FACT

Witness _____

Witness _____

State of OHIO }
County of FRANKLIN } ss.

BE IT REMEMBERED, That on this 15TH day of JANUARY 2008, before me, the subscriber, a Notary Public in
and for said state, personally came DARWIN R. BUTTS, BY ERIC M. BUTTS, HIS POA AND ERMA M.
BUTTS, HIS WIFE, BY ERIC M. BUTTS, HER POA
the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be HIS 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.



JENNIFER L. FAUGHT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 9, 2008

Jennifer L. Faught
Notary Public

This Instrument was prepared by FORSYTHE, MILLS AND NEFF, CO., LPA

Auditor's and Recorder's Stamps

TRANSFERRED

JAN 29 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

1446
Conveyance
Mandatory- 110.00
Permissive- 110.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Deed Legal Description (Continued)

RESERVE "B";

THENCE ACROSS SAID RESERVE "B", N. 57° 36' 30" W., PASSING AN IRON PIN AT 68 PLUS FEET, A DISTANCE OF 125.01 FEET TO AN IRON PIN IN THE NORTHWESTERLY LINE OF SAID RESERVE "B";

THENCE WITH THE NORTHWESTERLY LINE OF THE SAID RESERVE "B", N. 32° 22' E., A DISTANCE OF 129.91 FEET TO AN IRON PIN IN THE NORTHWESTERLY CORNER OF THE SAID RESERVE "B";

THENCE WITH THE NORTHEASTERLY LINE OF SAID RESERVE "B", S. 57° 34' 10" E., A DISTANCE OF 125.01 FEET TO AN IRON PIN IN THE NORTHEASTERLY CORNER OF THE SAID RESERVE "B";

THENCE WITH THE SOUTHEASTERLY LINE OF SAID RESERVE "B", S. 32° 22' W., PASSING AN IRON PIN AT 109.83 FEET, A DISTANCE OF 129.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.373 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL LEGAL EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING IN RESERVE "B" OF THE "PAUL E. WHITE'S 1st ADDITION TO GROVE CITY, OHIO" AS THE PLAT OF SAME IS SHOWN OF RECORD IN PLAT BOOK 23, PAGE 11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF THE ABOVE MENTIONED RESERVE "B", SAID POINT BEING N. 32° 22' E., A DISTANCE OF 134.10 FEET FROM THE SOUTHEASTERLY CORNER OF SAID RESERVE "B", SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF AN EASEMENT RECORDED IN DEED BOOK 1847, PAGE 495, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N. 84° 06' 10" W., A DISTANCE OF 24.43 FEET TO A POINT OF CURVATURE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT (RADIUS 32' DELTA 82° 45'), THE CHORD OF WHICH BEARS N. 42° 43' 40" W. A DISTANCE OF 42.30 FEET TO A POINT; THENCE N. 57° 36' 30" W., A DISTANCE OF 62.24 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID RESERVE "B"; THENCE N. 32° 22' E., WITH THE NORTHWESTERLY LINE OF RESERVE "B" PASSING AN IRON PIN AT 20.00 FEET, A DISTANCE OF 40.00 FEET TO A POINT; THENCE S. 57° 36' 30" E., A DISTANCE OF 66.14 FEET TO A POINT OF CURVATURE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT (RADIUS 32', DELTA 63° 19' 30"), THE CHORD OF WHICH BEARS S. 71° 53' 12" E., A DISTANCE OF 33.58 FEET TO THE POINT OF TANGENCY; THENCE S. 40° 15' E., A DISTANCE OF 27.83 FEET TO AN IRON PIN IN THE SOUTHEASTERLY LINE OF SAID RESERVE "B", SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PREVIOUSLY MENTIONED EASEMENT; THENCE WITH THE SOUTHEASTERLY LINE OF THE SAID RESERVE "B" AND THE NORTHWESTERLY LINE OF THE PREVIOUSLY MENTIONED EASEMENT, S. 32° 22' W., A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING.

M-86-A

All of

(040)

3780



