

From: carolpatrick0831@yahoo.com
To: [Spergel, Kendra](#)
Subject: Split Lot
Date: Friday, December 27, 2019 11:23:14 AM

Received by
City of Grove City
12-27-19

I would like to split 5812 and 5822 donavans Bluff grove City oh

The property at 5822 donavans Bluff is in the process of being sold.

Thanks

Carol Powless

Sent from myMail for iOS



201407020084092
Pgs: 5 \$52.00 T20140044397
07/02/2014 11:40AM MEPKASARNET
Terry J. Brown
Franklin County Recorder

TRANSFERRED

JUL - 2 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

11225

Conveyance	
Mandatory-	11.00
Permissive-	11.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

Limited Warranty Deed
[Ohio Rev. Code §5302.07]

JPMorgan Chase Bank, National Association, with an address of 7301 Baymeadows Way, Jacksonville, FL 32256 for valuable consideration paid, grants, with limited warranty covenants, to Carol Powless and Mark Powless, for their joint lives, remainder to the survivor of them, whose tax mailing address is 2083 Manley Way, Grove City, OH 43123, the real property described on Exhibit A.

RETURN TO KASARNET
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OHIO 44311-4423

Parcel Number(s) 040-011065

Prior instrument reference Instrument Number 201310100172952

The Real Property is being conveyed subject to those matters set forth on Exhibit B.

Executed this 5 day of JUNE, 2014.

JPMorgan Chase Bank, National Association

By: Melanie J. Brinkley JUN 05 2014

Name: Melanie J. Brinkley

Title: Vice President

14-1323-07-UR

3493912

See Attached
Notary Acknowledgement

State of _____
County of _____

AKB

Before me, a Notary Public in and for said County and State, personally appeared _____ as _____ of JPMorgan Chase Bank, National Association, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____ 2014.

Notary Public

This instrument prepared by: J. Terry Kennedy
Kennedy & Kennedy Co. LPA
10723 Montgomery Road
Cincinnati, OH 45242

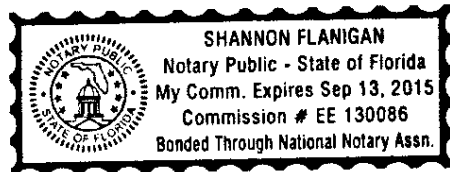
Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 5, 2014, by Melanie J. Brinkley, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Shannon Flanigan
Notary Public



(seal)

Printed Name: Shannon Flanigan

MBB

EXHIBIT A *AMS*


Legal Description

Situated in the State of Ohio, County of Franklin and in the City of Grove City:

Being Lot 43, in Hennigan's Grove, Phase One, Section Two, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Record 96, Pages 36-37, Recorder's Office, Franklin County, Ohio.

For information purposes only:

Property Address: 5812 Donavans Bluff, Grove City, OH 43123

Exhibit B 
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real property.

Received by
City of Grove City
12-26-19

TRANSFERRED

AUG 08 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201408080103805
Pgs: 2 \$28.00 T20140053804
08/08/2014 4:08PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

908733

<p>CONVEYANCE TAX EXEMPT</p> <p>D</p>
<p>CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR</p>

GENERAL WARRANTY DEED

Talen Title Agency
Aaron Barone
Westerville

Mark W. Powless, a/k/a Mark Powless, married, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Mark Powless and Carol Powless**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is Chase Home Finance LLC, 1 Corelogic Drive, Westlake, Texas 76262, the following real property:

See Exhibit A attached hereto and made a part hereof

Parcel Number: 040-011066-00

Property Address: 5822 Donavans Bluff, Grove City, Ohio 43123

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number 200906100083898, Recorder's Office, Franklin County, Ohio

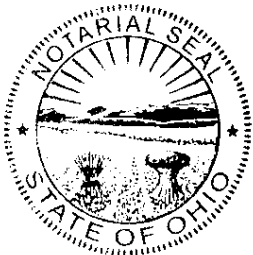
Witness his hand this 5th day of August, 2014.


Mark W. Powless, a/k/a Mark Powless

State of Ohio
County of Franklin, ss:

Be it remembered, that on this 5th day of August, 2014, before me, a Notary Public in and for said State, personally appeared the above named **Mark W. Powless**, a/k/a Mark Powless, the Grantor 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.



Aaron J. Barone, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.


Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Grove City, in the County of Franklin, in the State of Ohio, and more fully described as follows:

Being Lot Number Forty-four (44) in HENNIGAN'S GROVE PHASE ONE SECTION TWO, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 95, Pages 36 and 37, Recorder's Office, Franklin County, Ohio.

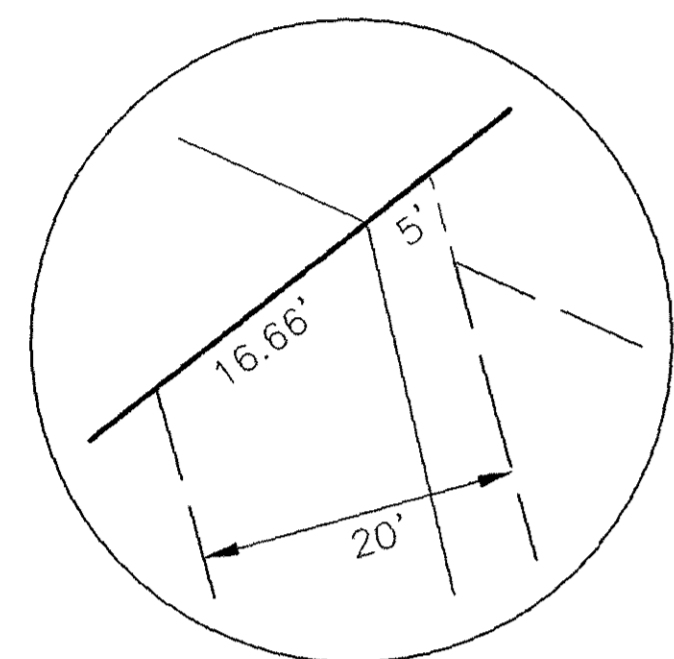
Parcel Number: 040-011066-00

Property Address: 5822 Donavans Bluff, Grove City, Ohio 43123

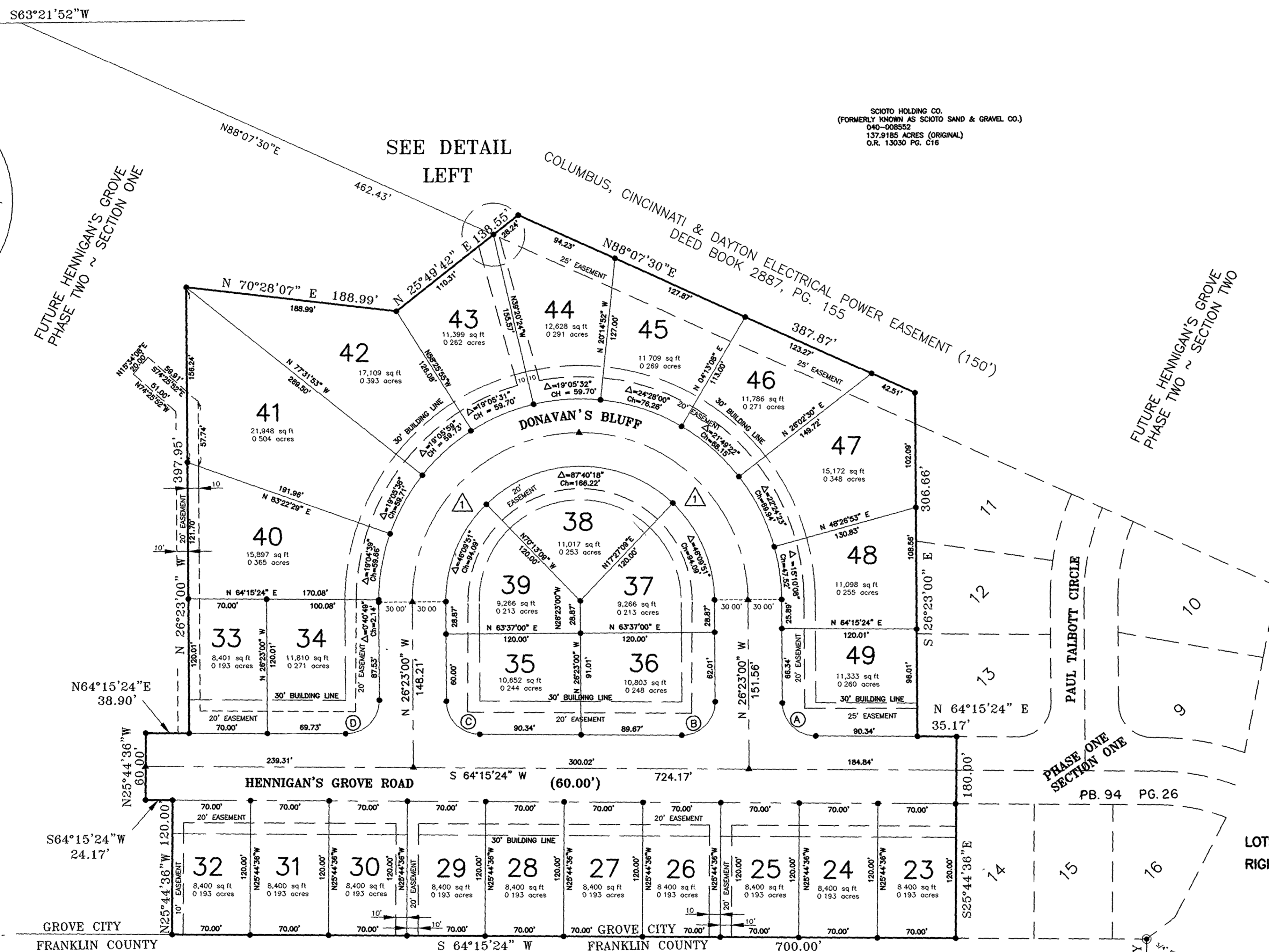
Received by
City of Grove City
12-26-19

PLAT OF HENNIGAN'S GROVE, PHASE ONE SECTION TWO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NO. 478

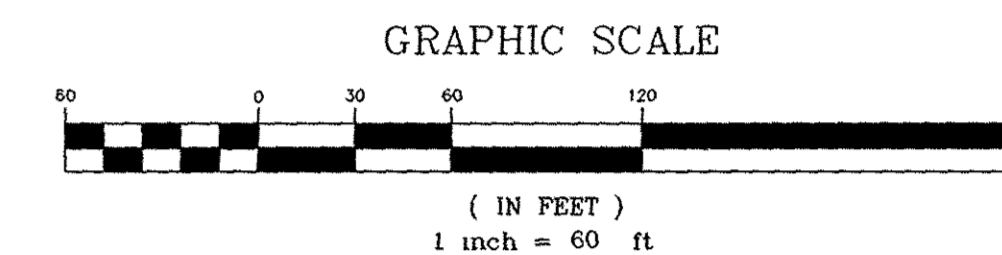
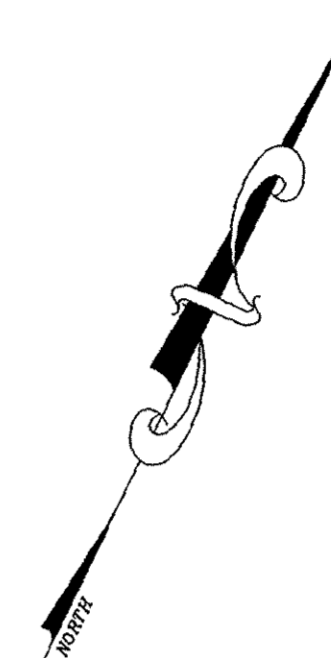


DETAIL

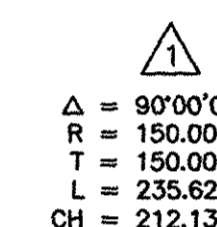


LOTS 23-49 CONTAIN A TOTAL OF 6.783 ACRES
RIGHT-OF-WAY CONTAINS A TOTAL OF 1.991 ACRES
(TOTAL ACREAGE = 8.774 ACRES)

ERNEST N. & ALMA M.
ASHTON
160-001533
15.831 ACRES
O.R. 6029 PG. 02



CURVE DATA



R/W CURVE DATA

A	B	C	D
$\Delta = 89^{\circ}21'36''$	$\Delta = 90^{\circ}38'24''$	$\Delta = 89^{\circ}21'36''$	$\Delta = 90^{\circ}38'24''$
$R = 30.00'$	$R = 30.00'$	$R = 30.00'$	$R = 30.00'$
$T = 29.67'$	$T = 30.34'$	$T = 29.67'$	$T = 30.34'$
$L = 46.79'$	$L = 47.46'$	$L = 46.79'$	$L = 47.46'$
$CH = 42.19'$	$CH = 42.66'$	$CH = 42.19'$	$CH = 42.66'$

MONUMENT LEGEND

- Railroad Spike (found) - - - - - Δ
 - Iron Pin (found) - - - - - \odot
 - P K Nail (found) - - - - - \circ
 - Pony Spike (Set) - - - - - \blacktriangle
 - Iron Pin (Set)
 - 5/8" Rebar, 30" long with a Yellow Cap stamped "BISCHOFF & ASSOC" - - - - - \bullet
- Note: Pony Spikes and Iron Pins are to be (set) after the final paving and overlot grading is completed.

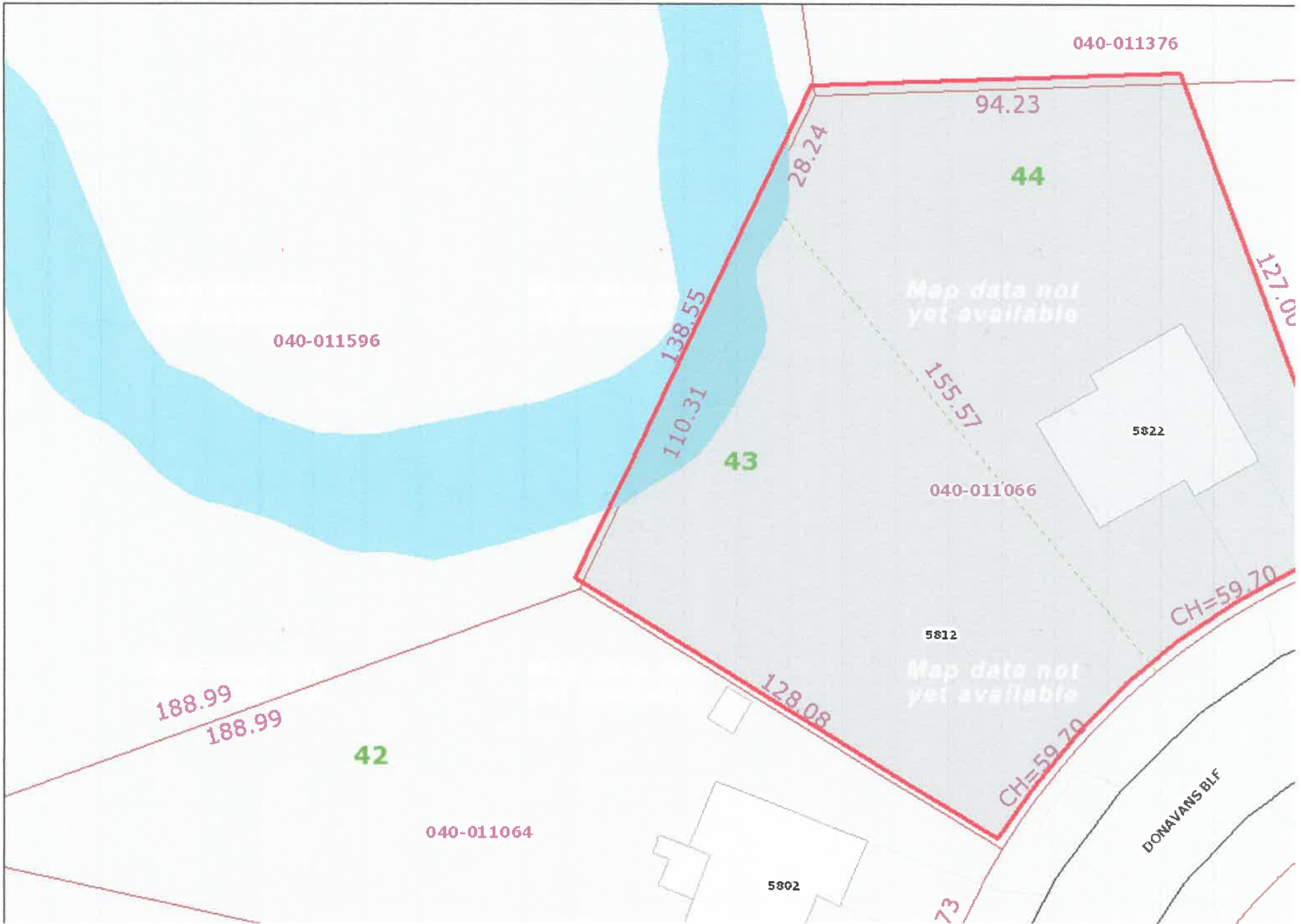
BISCHOFF & ASSOCIATES, INC.
Consulting Engineers and Surveyors

807 KINNEAR ROAD
COLUMBUS, OHIO 43212-1421

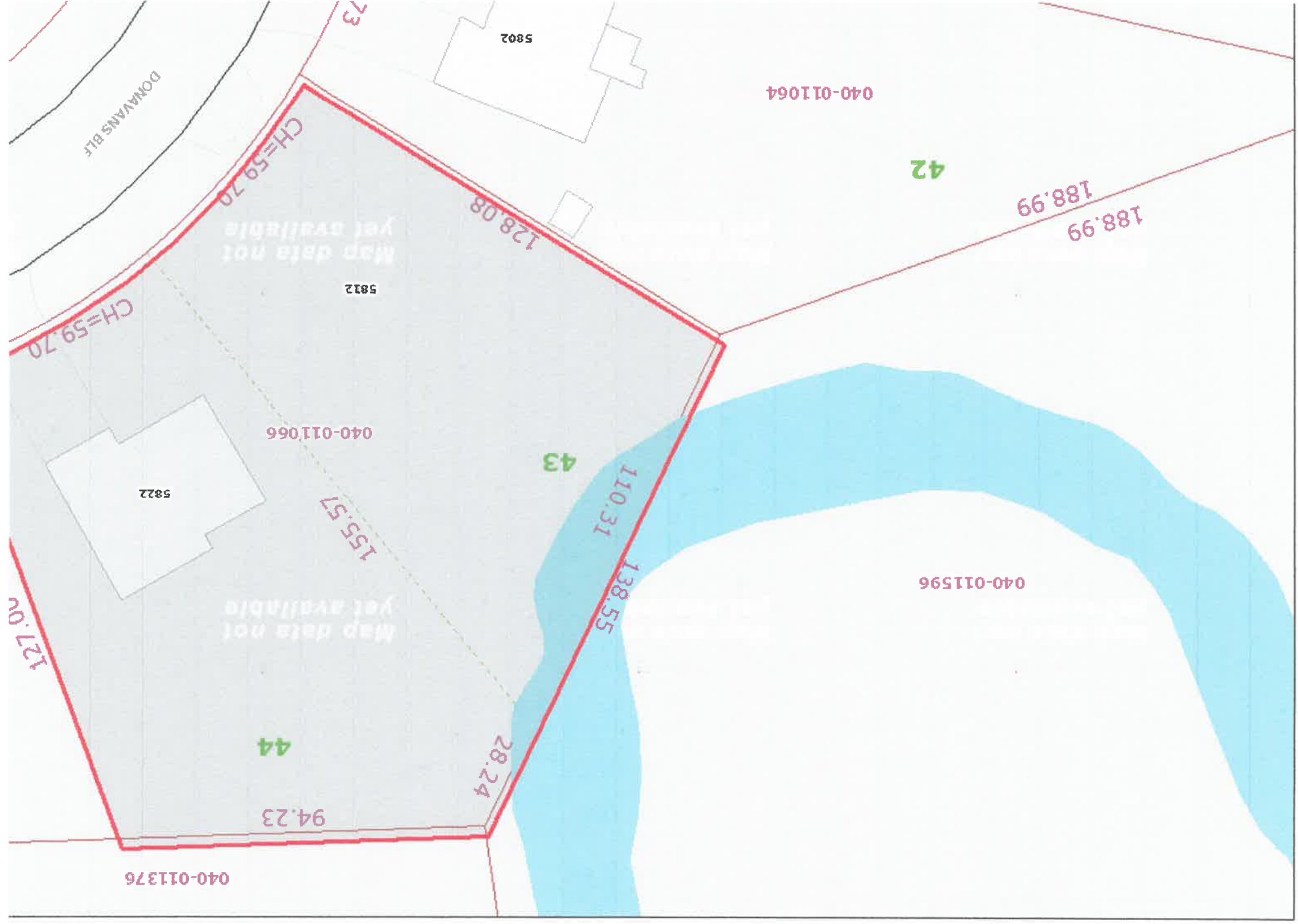
(614)481-4150
FAX (614)481-4199

These drawings are instruments of professional service prepared by Bischoff & Associates, Inc. for the designated project. Bischoff & Associates, Inc. assumes no liability for any unauthorized use of these drawings, specifications, and documents.

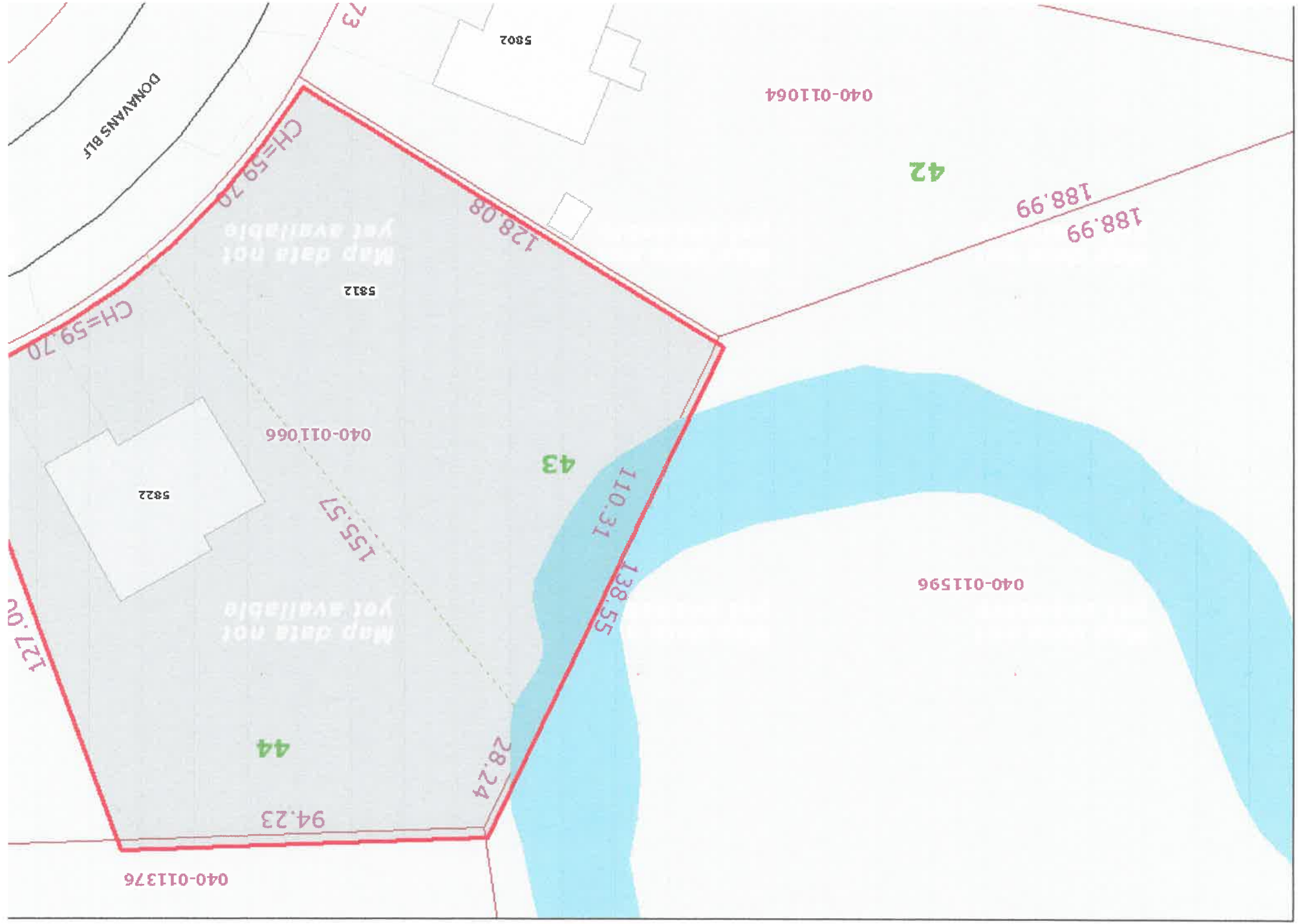
5-078 D



040M082E 04000



040M082E 04000



Franklin County Auditor - Michael Stinziano 040-011066-00

Owner Name	POWLESS MARK POWLESS CAROL	Prop. Class	R - Residential
Site Address	5822 DONAVANS BF	Land Use	510 - ONE-FAMILY DWLG ON PLATTED L
Legal Descriptions	DONAVAN'S BLUFF HENNIGANS GROVE PH 1 SEC2 LOTS 43 & 44	Tax District	040 - CITY OF GROVE CITY
Owner Address	5822 DONAVANS BLUFF GROVE CITY OH 43123	Sch. District	2511 - SOUTH WESTERN CSD
Transfer Date	08/11/2014	App Nbrhd	08102
Transfer Price	.00	Tax Lein	No
Instrument Type	CB	CAUV Property	No
		Owner Occ. Credit	2019: Yes 2020: Yes
		Homestead Credit	2019: No 2020: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43123
		Annual Taxes	.00
		Taxes Paid	.00
		Calculated Acreage	.55
		Legal Acreage	.00

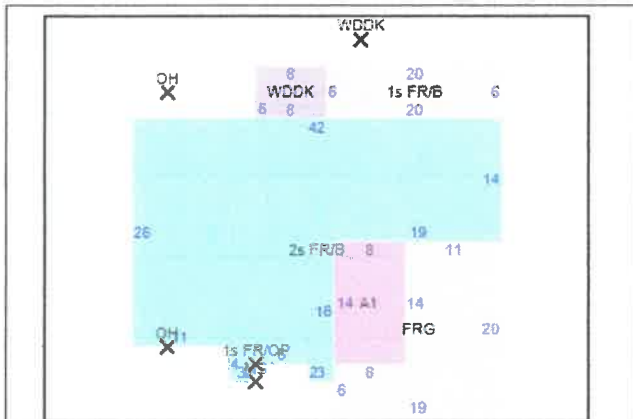
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$36,000	\$141,200	\$177,200	\$12,600	\$49,420	\$62,020
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$36,000	\$141,200	\$177,200	\$12,600	\$49,420	\$62,020
CAUV	\$0					

Building Data

Year Built	2001	Full Baths	2
Finished Area	2108	Half Bath	1
Rooms	7	Heat/AC	2
Bedrms	4	Wood Fire	/
Dining Rooms	1	Stories	2

Sketch Legend

- 0 2s FR/B 900 Sq. Ft.
- 1 1s FR/FRG - 15/10:FRAME GARAGE/ONE STORY FRAME 112 Sq. Ft.
- 2 FRG - 15:FRAME GARAGE 268 Sq. Ft.
- 3 1s FR/B - 32/10:UNF BASEMENT/ONE STORY FRAME 120 Sq. Ft.
- 4 WDDK - 38:WOOD DECK 48 Sq. Ft.
- 5 OH - 19:FRAME OVERHANG 42 Sq. Ft.
- 6 OH - 19:FRAME OVERHANG 22 Sq. Ft.
- 7 1s FR/OP - 13/10:OPEN FRAME PORCH/ONE STORY FRAME 12 Sq. Ft.
- 8 MS - 43:MASONRY STOOP 16 Sq. Ft.
- 9 WDDK - 38:WOOD DECK 464 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.