

Transferred
Sale Price no fee
2569 AUG 25 2009 JS
George A. Sodders
Auditor



BK: 1883 PG: 577

LEGAL
ACCEPTABLE
FOR TRANSFER
TJM 4/25/24

200900012896
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE, RECORDER
08-25-2009 At 01:51 pm.
SURVIVOR 36.00
OR Volume 1883 Page 577 - 579

This instrument was prepared by:
Luke A. Harbage
8535 Dayton Springfield Road
Fairborn, Ohio 45324

SURVIVORSHIP DEED

Luke A. Harbage, married, Grantor(s) for valuable consideration paid, grant(s), with General Warranty covenants, to **Luke A. Harbage (identical to Grantor) and Bonnie J. Demmy Harbage, Grantee(s), husband and wife, for their joint lives the remainder to the survivor of them, their heirs and assigns forever**, whose tax mailing address is 8535 Dayton Springfield Road, Fairborn, OH 45324, the following real property:

Situated in the Township of Harmony, in the County of Clark, in the State of Ohio, and being more fully described in attached EXHIBIT "A".

Commonly known as: Newlove Rd and Whitridge Rd, S. Charleston, Ohio 45368
Permanent Parcel ID#: 130-08-00020-000-001
130-08-00026-000-023

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record, if any, and except real estate taxes for the year 2009, and thereafter for which taxes any adjustment has been made between the parties and which, therefore, the grantee(s) herein assume and agree to pay.

Prior Instrument References: Instrument # 200500028761 and Vol. 1756, Page 1481, Official Records of Clark County, Ohio.

EXECUTED, by the Grantor(s) hand this **14th August, 2009**.



Yazif
Luke A. Harbage

STATE OF OHIO
COUNTY OF CLARK, SS:

BE IT REMEMBERED, that on this **14th August, 2009**, before me, the subscriber, a notary public in and for said state, personally came, **Luke A. Harbage**, Grantor in the foregoing deed, and acknowledged the signing to be a voluntary act and deed.

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

my commission expires 10-11-09
Sheryl Lane Mientze
Notary Public

200900012896
LUKE HARGAGE
8535 DAYTON SPRINGFIELD ROAD
FAIRBORN OH 45324



APPROVED
CLARK COUNTY MAP DEPT

B.S.
AUG 19 2009

"EXHIBIT A"

- LEGAL DESCRIPTION
- SURVEY PLAT/LOT SPLIT
- SUBDIVISION/ANNEXATION

LEGAL DESCRIPTION

45.142 ACRES

TRACT "A"

Situate in the State of Ohio, County of Clark, Township of Harmony and being a part of the Northeast Quarter of Section 26, Township 6, Range 9, B.M.R.S. Being the property of Luke A. Harbage of Official Record Book 1756, page 1481 (Tract II) of the Clark County Recorder and being more particularly described as follows:

Beginning, for reference, at a stone found at the common corner of Sections 20, 21, 26 and 27, Township 6, Range 9; Thence, with the east line of Section 26 and the west line of Section 20, S 01 degree 28'00"W 637.56 to the southeast corner of the property of Roger E. Queen of Deed Book 774, page 911, from said corner a bent pipe found bears S 66 degrees 47'32"W 0.94 feet and being the principle place of beginning of the parcel herein to be described;

Thence, continuing with the said section line, S 01 degree 28'00"W 1978.35 feet to a bar found in the centerline of Whitridge Road (40' R/W) and being the east-west half section line of Section 26;

Thence, with the said road and the half section line, N 88 degrees 43'25"W 942.71 feet to a p.k. nail found at the intersection of the centerline of Whitridge Road and New Love Road (30' R/W);

Thence, with the centerline of New Love Road, N 01 degree 22'55"W 1988.19 feet to a pipe found at an angle point in the said New Love Road and being the southwest corner of the aforementioned Queen property, passing a bar found at the southeast corner of the property of Ross A. Chaney of Deed Book 845, page 227 at 1984.46 feet;

Thence, with the south line of said Queen property S 88 degrees 17'59"E 1041.52 feet to the principle place of beginning. Containing 45.142 Acres, more or less, 1.111 acres in the road right-of-way and subject to all legal highways and easements of record. Bearings in the above description are based on west line of Section 20, Township 6, Range 9, as being N 01 degrees 28'00"E per Deed Book 703, page 163 and are to denote angles only.

The above description is based on an actual field survey performed by Richard E. Hankison P.L.S. #7409 on 12-16-2008.

Richard E. Hankison
P.L.S. #7409
Date: 12-16-2008





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LEGAL DESCRIPTION

40.431 ACRES

TRACT "B"

Situate in the State of Ohio, County of Clark, Township of Harmony and being a part of the Northwest Quarter of Section 20, Township 6, Range 9, B.M.R.S. Being the property of Luke A. Harbage of Official Record Book 1756, page 1481 (Tract I) of the Clark County Recorder and being more particularly described as follows:

Beginning, for reference, at a stone found at the common corner of Sections 20, 21, 26 and 27, Township 6, Range 9; Thence, with the east line of Section 26 and the west line of Section 20, S 01 degree 28'00"W 637.56 to a corner of the property of Harold E. and Jean Ann Bageant of Deed Book 703, page 163, from said corner a bent pipe found bears S 66 degrees 47'32"W 0.94 feet and being the principle place of beginning of the parcel herein to be described;

Thence, continuing with the said Bageant property, S 87 degree 55'54"E 891.69 feet to a stone found;

Thence, continuing with the said Bageant property, S 01 degree 19'11"W 1960.94 feet to a bar found in the centerline of Whitridge Road (40' R/W) and being the east-west half section line of Section 20;

Thence, with the said road and the half section line, N 89 degrees 02'53"W 896.71 feet to a bar found in the west line of Section 20 and the east line of Section 26;

Thence, with the section line N 01 degree 28'00"E 1978.35 feet to the principle place of beginning. Containing 40.431 Acres, more or less, 0.412 acres in the road right-of-way and subject to all legal highways and easements of record. Bearings in the above description are based on west line of Section 20, Township 6, Range 9, as being N 01 degrees 28'00"E per Deed Book 703, page 163 and are to denote angles only. The above description is based on an actual field survey performed by Richard E. Hankison P.L.S. #7409 on 12-16-2008.

Richard E. Hankison
P.L.S. #7409
Date: 12-16-2008

