

GENERAL WARRANTY DEED *

05-26-200-003 (B)

Elizabeth R. Redelle, unmarried (1), of Montgomery County, Ohio
for valuable consideration paid, grant(s), with general warranty covenants, to Darren Keith
Fickert and Gloria A. Fickert, whose tax-mailing address is
2908 Springboro Road, Dayton, Ohio 45439

the following REAL PROPERTY: Situated in the Township of Clearcreek, in the County of Warren, in the State of Ohio and in the Section 26, ~~of Town 3, Range 5 M. R. 's, bounded and described as follows:~~ bounded and described as follows: Beginning at an iron rod in the east right of way line of the Dayton and Lebanon Pike, now known as State Route #48, said beginning point being the northwest corner of the herein described tract and the southwest corner of the farm, owned by Albert J. Grote in September, 1958; thence with the south line of the property owned by Albert J. Grote in September, 1958 North 78 degrees 38 minutes East 13.49 chains to an iron rod, corner to the property owned by Albert J. Grote in September, 1958 and the property owned by Christine H. Kaehlin in September, 1958; thence with the east line of the property owned by Christine H. Kaehlin in September, 1958 South 1 degree 30 minutes East 6.92 chains to an iron rod; thence South 79 degrees 40 minutes West 13.45 chains to an iron rod by a large Locust post in the east right of way line of the Dayton and Lebanon Pike and on the north side of a private drive; thence with the east right of way line, North 1 degree 10 minutes West 6.65 chains to the place of beginning, containing 9.02 acres. The above described tract being the north part, or remainder, of the lands as conveyed to Christine H. Kaehlin by Frank L. and Helen M. Burkhead, by deed recorded April 30, 1945 in Warren County, Ohio, Deed Records, Volume 158, Page 7.

and OR 46-528
Prior Instrument Reference: Vol. 281 Page 319 of the Deed Records of Warren County, Ohio.

~~Grantor(s) hereby certifies that she is the owner of the above described property.~~ Witness her hand(x) this 4th day of May, 1987.

Signed and acknowledged in the presence of:
Victor Jacobs Elizabeth R. Redelle (1)
WITNESS WITNESS

State of Ohio County of Montgomery ss.

BE IT REMEMBERED, That on this 4th day of May, 19 87, before me, the subscriber, a Notary Public in and for said county, personally came, Elizabeth R. Redelle, the Grantor(x) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. Victor Jacobs

This instrument was prepared by Victor Jacobs, 939 Third Nat'l Bldg., Dayton, OH 45402

VICTOR JACOBS, Attorney-at-Law
Notary Public - State of Ohio
1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.
mission has no expiration date.

Auditor's and Recorder's Stamps

OR 382 PAGE 63

50 pd 32872

TRANSFERRED

97.50
JUN 18 1987

SEC. 319.202 COMPLIED WITH
GENERAL WARRANTY DEED

WARREN COUNTY

JUN 18 2 34 PM '87

FROM

Elizabeth R. Redelle

TO

Darren Keith Fickert and
Gloria A. Fickert

382-83

382

RECEIVED AND RECORDED

JUN 18 1987 2:34 PM

O.R. VOL. 382 PAGE 83

FEE 10.00

BETH DECKARD

WARREN COUNTY REGISTER

PAGE 84

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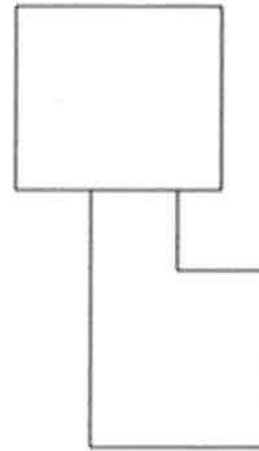
108 Dr. Keith Fickert



Parcel ID	0526200013	Current Owner	FICKERT D. KEITH	Value As Of	01-01-2022
Parcel Seq	0				
Account Number	0141163	Property Address	N ROUTE 48 WAYNESVILLE 45068	Ownership As Of	02-07-2023
				Tax Data As Of	02-07-2023
Legal Description	5-3-26 1.003 ACRES	State Use Code	0511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	Census Tract	309.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	Neighborhood ID	059002	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture

Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	1
Last Sale Date	06/13/1996	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	708 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	202 sq. ft.
Year Built	1949	Total Living Area	910 sq. ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$36,940	\$12,930
BUILDING	\$67,260	\$23,540
TOTAL	\$104,200	\$36,470
CAUV	\$0	-

CLEARCREEK TOWNSHIP

WARREN COUNTY, OHIO

AMOUNT
\$ 50.00

DEPARTMENT OF ZONING
ZONING CERTIFICATE

PERMIT NO.
Nº 2499-96

This is to certify that Zengel Enterprises
(APPLICANT)
has made application on 7th day of June 19 96 to the Zoning Inspector of Clearcreek
Township for a Zoning Certificate for the single-family dwelling
(TYPE OF BUILDING)
located at 05-26-200-014 Clearcreek Township, Warren County, Ohio
(EXACT LOCATION)
If such dwelling
(TYPE OF BUILDING)
shall conform in all other respects to the laws of the State of Ohio and the Zoning resolutions of Clearcreek
Township, then a Certificate of Compliance shall be issued upon completion.

[Signature]
Zoning Inspector/Deputy Zoning Inspector

white - applicant yellow - office pink - plot plan

CENTERVILLE

SOCIAL ROW RD

SR 48

LYLE FIVE POINTS

CEMETARY

SITE

VICINITY MAP
NO SCALE

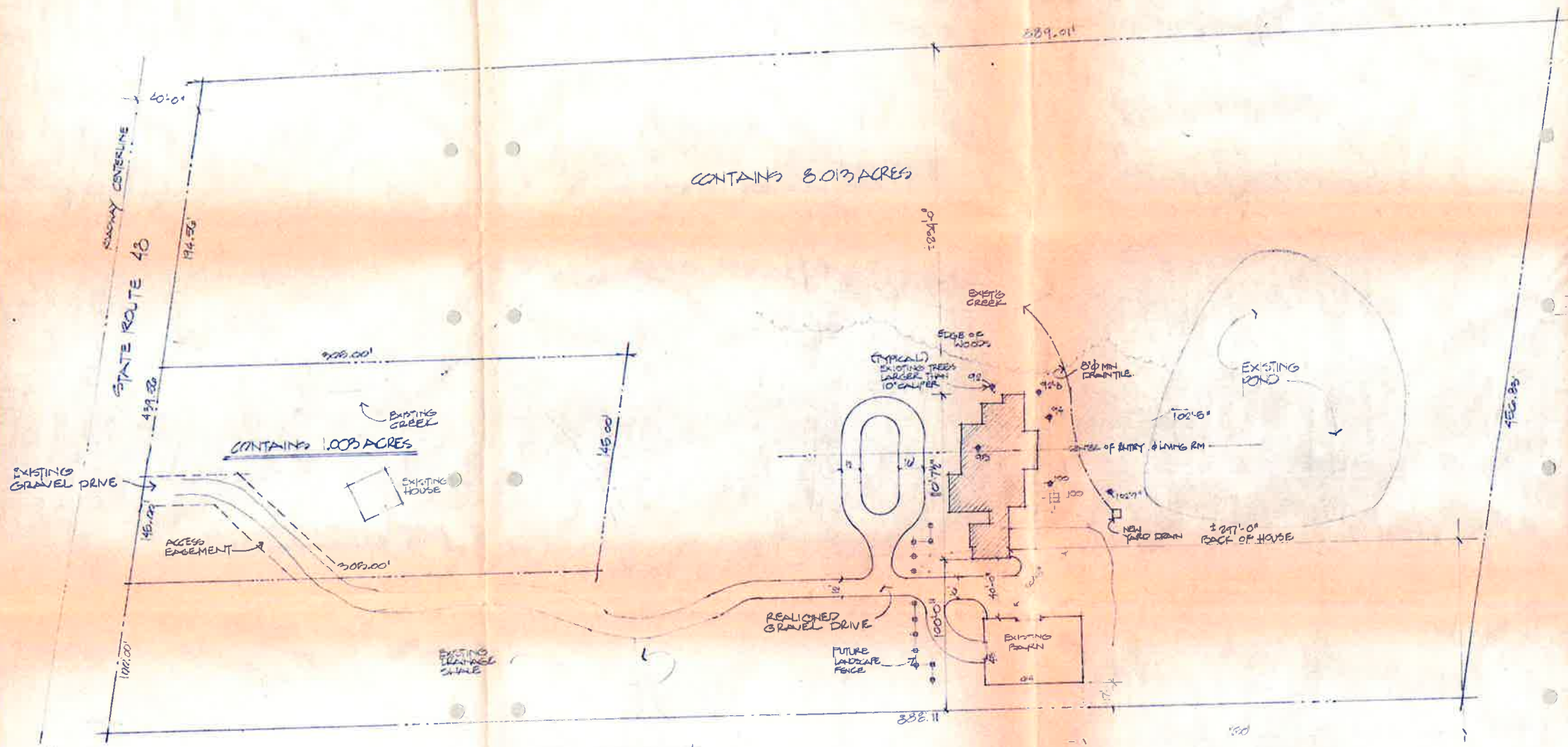


FLOWER PROPERTIES

CONTAINS 8.03 ACRES

CONTAINS 1.003 ACRES

MR. JILL VALLEY GARDENS



DAVID & ANNA TERRILL

SITE PLAN
1"=40'-0"



SITE DESCRIPTION

SECTION 26 TOWN 2 RANGE 10 M.R.
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
OFFICIAL RECORD 555, PAGE 244

DATE	2/11/10
REVISION	2/11/10
BY	PERMIT DRAWINGS

CLIENT APPROVAL

ZENGEL ENTERPRISES
Custom Homes & Remodeling
226 PLEASANT HILL DRIVE
CENTERVILLE OHIO 45459
(613)433-2599



PROPOSED NEW RESIDENCE
MR. KEITH FICKERT
8616 STATE ROUTE 48
CLEARCREEK TWP. WARREN CO. OHIO

Michael J. Battaglia
Residential Design
5797 Fair Hills Ave., Suite 200
Dayton, OH 45424
513-237-1353

DRAWN BY
Michael Battaglia

DATE
PROJECT NO. 9649

TITLE
SITE PLAN

SHEET NUMBER
31 OF 1