



## COMMERCIAL 40 YEAR FULL SEARCH REPORT

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Order Number:  
**79-394698-47**

Subject Property:  
**VINTON TOWNSHIP, OH**

Search Start Date:  
**10/08/2003**

Effective:  
**03/27/2023**

Completed:  
**03/29/2023**

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### **AFX RESEARCH, LLC**

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# COMMERCIAL FULL SEARCH REPORT

(pg. 2 of 5)

Order #: 79-394698-47 | Completed: 03/29/2023 | Effective: 03/27/2023

## PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): MICHAEL NICCOLINA, RAYMOND PUTT JR  
Street Address: VINTON TOWNSHIP  
City, State: VINTON TOWNSHIP, OH  
APN/Parcel/PIN: 16-00387.005 County: VINTON  
Legal Description: R16 T09 PT NE1/4 51.095 SEC8 .338 SEC 2 51.433

## DEED CHAIN

### Instrument 1. QUIT CLAIM DEED

Date Recorded: 10/08/2003 Book/Page: 105/993  
Dated: 10/07/2003  
Grantor(s): PATRICIA JONES AND TIMOTHY JONES ET AL  
Grantee(s): RAMON B MORRIS SR AND GLADYS MORRIS  
Notes: THIS IS THE OLDEST DEED OF RECORD FOUND WITHIN SCOPE OF SEARCH.

### Instrument 2. WARRANTY DEED

Date Recorded: 10/30/2014 Book/Page: 158/429  
Dated: 10/23/2014  
Grantor(s): PATRICIA JONES, LENORE MORRIS, RAMON MORRIS JR, REBECCA MULLINS  
Grantee(s): SHANESVILLE INVESTMENTS LLC

### Instrument 3. WARRANTY DEED

Date Recorded: 01/27/2015 Book/Page: 158/1842  
Dated: 01/06/2015  
Grantor(s): SHANESVILLE INVESTMENTS LLC  
Grantee(s): KEVIN A. YOKUM AND AMY C. YOKUM

### Instrument 4. WARRANTY DEED

Date Recorded: 12/23/2015 Book/Page: 160/2751  
Dated: 12/15/2015  
Grantor(s): KEVIN A. YOKUM AND AMY C. YOKUM  
Grantee(s): JASON SNIDER

### Instrument 5. WARRANTY DEED

Date Recorded: 05/11/2018 Book/Page: 166/2754  
Dated: 05/11/2018  
Grantor(s): JASON D. SNIDER AND CARRIE SNIDER  
Grantee(s): BOB BOWELL



# COMMERCIAL FULL SEARCH REPORT

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Order #: 79-394698-47 | Completed: 03/29/2023 | Effective: 03/27/2023

## DEED CHAIN (con't...)

### Instrument 6. **WARRANTY DEED**

Date Recorded: 11/30/2018 Book/Page: 168/1441  
Dated: 11/15/2018  
Grantor(s): BOB BOWELL AND CAROLYN BOWELL  
Grantee(s): JASON D. SNIDER AND CARRIE SNIDER

### Instrument 7. **WARRANTY DEED**

Date Recorded: 01/10/2020 Book/Page: 171/1260  
Dated: 12/12/2019  
Grantor(s): JASON D. SNIDER AND CARRIE L. SNIDER  
Grantee(s): H2 DEVELOPMENT LLC

### Instrument 8. **WARRANTY DEED**

Date Recorded: 01/29/2021 Book/Page: 174/2929  
Dated: 01/21/2021  
Grantor(s): JASON D. SNIDER AND CARRIE SNIDER  
Grantee(s): WV PROPERTIES LLC

### Instrument 9. **WARRANTY DEED**

Date Recorded: 07/28/2021 Book/Page: 176/2038  
Dated: 07/20/2021  
Grantor(s): WV PROPERTIES LLC  
Grantee(s): MICHAEL NICCOLINA, RAYMOND PUTT JR

## TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2022	DUE		\$558.64
		Land Value:	\$43,250.00
		Total Assessed Value:	\$43,250.00

## MORTGAGES AND DEEDS OF TRUST

NO OPEN MORTGAGES FOUND FOR CURRENT OWNER OF SUBJECT PROPERTY.



**AFX RESEARCH, LLC**  
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## COMMERCIAL FULL SEARCH REPORT

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Order #: 79-394698-47 | Completed: 03/29/2023 | Effective: 03/27/2023

### JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

### MISCELLANEOUS INSTRUMENTS

Instrument: **PARTIAL RELEASE OF MORTGAGE**

Date Recorded: 12/23/2015

Book/Page: 160/2748

SAMPLE



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# COMMERCIAL FULL SEARCH REPORT

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Order #: 79-394698-47 | Completed: 03/29/2023 | Effective: 03/27/2023

## THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:  
**79-394698-47**

The Commercial Full Search provides ownership and encumbrance information dating back 40 years and up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the search period, including: mortgages, taxes, leases, liens, and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Full Search. The report includes:

- Deed information within the scope of search term (i.e. grantor, grantee, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copies of all listed instruments

### DISCLAIMER

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Ph: (877) 848-5337 Fax: (800) 201-0620  
<https://www.afxllc.com>

SAMPLE

**DEEDS EXHIBIT**



Instrument 200800001339 OR  
Book Page Type 143 2687 AFF TER L/E

Quit Claim Deed - NTW

## Know All Men by These Presents

That Patricia Jones and Timothy Jones, wife and husband; Lenore Morris, single; Ramon Morris, a/k/a Ramon Morris, Jr. and Debra L. Morris, husband and wife; and Rebecca Mullins and Willis "Gene" Mullins, wife and husband, in consideration of One Dollar and other good and valuable consideration to them in hand paid by Ramon B. Morris, Sr. and Gladys Morris, whose address is 72841 Cottrill Road, Radcliff, Ohio 45695, do hereby Grant, Remise, Release and Forever Quit Claim to the said Ramon B. Morris, Sr. and Gladys Morris, an estate for and during the term of Grantees' natural lives in the real property described as follows:

Situated in the Township of Vinton, County of Vinton, and State of Ohio:

**PARCEL ONE: TRACT ONE:** BEGINNING at the Northeast corner of Section Eight (8), Township (9), Range Sixteen (16), in the Ohio Company's Purchase; thence running South 160 rods; thence West 120 rods; thence north 160 rods to the PLACE OF BEGINNING, containing 120 acres, more or less.

**TRACT TWO:** Containing 33 acres formerly owned by Andrew Radcliff, deceased, commencing at the northeast corner of Floyd Cotrell land; thence South to the North line of the lands of Vinton E. Cotrell; thence East along the line of the Vinton E. Cotrell land to Eli Bowen's lands thence North 46 rods; thence West to the PLACE OF BEGINNING, lying and being in Section Eight (8), Township Nine (9), Range Sixteen (16), being 33 acres more or less.

**TRACT THREE:** One acre formerly owned by Andrew Radcliff, deceased, BEGINNING at the Northwest corner of the 33 acre tract above described; thence South 8.02 chains to a corner on or near the run; thence about 6 rods Northwest to the road to the Floyd Cotrell land; West along said road to the Floyd Cotrell line; thence North to the South line of the John Cooper lands; thence East 6 1/2 rods to the PLACE OF BEGINNING being in Section Eight (8), Township Nine (9), Range Sixteen (16) of the Ohio Company's Purchase.

**TRACT FOUR:** BEGINNING in the center of the road now vacated on the line of said Radcliff land, running thence in the center of the vacated road to the Morton line formerly owned by Nancy Westfall; thence to the corner of the Andrew Radcliff line; thence South on the Andrew Radcliff line to the PLACE OF BEGINNING containing one-fourth (1/4) acre more or less, being in Section Two (2), Township Nine (9), Range Sixteen (16).

Save and except 3.953 acres heretofore conveyed to Jerry Alva Collins by deed dated March 25, 2002, and recorded in Volume 86, Page 61, Official Records, Vinton County, Ohio, Recorder's Office.

Last Prior References: Volume 88, Page 381, and Volume 143, pages 186 and 188, Deed Records, Vinton County, Ohio, Recorder's Office.

**TRACT FIVE:** BEGINNING at a point on the East line of Section Eight (8), Township Nine (9), Range Sixteen (16) in the Ohio Company's Purchase 13 and 89/100 chains North of the Southeast corner of said section in the center of public road; thence North on said section line 114 rods and 11 links to a corner from which a hickory 10 inches bears South 79 degrees West 42 links and a white oak 12 inches bears South 41 degrees East 30 1/2 links; thence West 45 rods to a corner from which a white oak 30 bears South 13 degrees 40' West 24 1/2 links and a hickory 8 inches bears South 68 degrees East 39 links; thence South 46 rods to a corner from which a black walnut 6 inches bears North 19 degrees 20' West 61 links and a black walnut 5 inches bears South 75 degrees West 25 links; Thence South 4 degrees East 104 rods to the center of the public road; thence Northeast along said road 50 rods and 7 links to the PLACE OF BEGINNING, containing 33 1/2 acres, more or less.

Last Prior References: Volume 88, Page 382, and Volume 143, Page 184, Deed Records, Vinton County, Ohio, Recorder's Office.

Parcel Identification Numbers: 16-00386.000 and 16-00387.000.

**PARCEL TWO:** Situated in the Township of Vinton, County of Vinton and State of Ohio: Being all of the following tract, beginning 100 rods from the northwest corner of Section 8, and on the North line of said Section; thence, S. 160 rods; thence E. 100 rods thence N. 160 rods to the place of beginning, together with a small tract of 28/100 of an acre, conveyed by L.M. Cooper, as recorded in Vol. 44, Page 622 on August 30, 1909, lying West of John Coopers barn, which it now stands and to extend to barn yard for water of Stock & Co.;

ALSO the West half of Sec. 8, beginning 100 rods from N. W. cor. Of said Sec. On North line of Section, thence S. 160 rods, thence E. 100 rods, thence N. 160 rods to the beginning.

ALSO the E. 1/2 of said Sec. 8, Beginning 100 rods from N. W. corner of said Sec. On the N. line of said Sec. Thence S. 160 rods; thence E. 100 rods, thence N. 160 rods, thence W. 100 rods to beginning, containing 100 acres as per deed from W. G. Castor recorded in Vol. 141, Pg. 345 of the record of deeds of said county and per deed from Luther Cooper to J.B. Cooper recorded in Vol. 59, pg. 155 of the records of deeds of said county; the said Grantor reserves for herself the right to live on, use, occupy and enjoy said lands for and during the remainder of her natural life, together with the further right and privilege to sell and dispose of all or any part of the growing timber thereon. (Deed Reference: Vol. 76, Pg. 208, dated August 15, 1946).

Save and except 41.700 acres heretofore conveyed to Oscar Eugene Leach and Donna Joy Leach by deed dated July 25, 2002, and recorded in Volume 90, Page 237, Official Records, Vinton County, Ohio, Recorder's Office.

Last Prior Reference: Volume 37, Page 505, Official Records, Vinton County, Ohio, Recorder's Office. Parcel Identification Numbers: 16-00106.000, 16-00107.000, and 16-00108.000.

Last Prior Reference: Volume 76, page 95, Official Records, Vinton County, Ohio, Recorder's Office.

Whereof, the said Patricia Jones, Timothy Jones, Lenore Morris, Ramon Morris, Jr., Debra L. Morris,

Rebecca Mullins and Willis "Gene" Mullins hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 7 day of September in the year A.D. 2003.

APPROVED FOR TRANSFER ONLY  
INACCURATE DESCRIPTION  
VINTON COUNTY ENGINEER'S OFFICE  
By B Date 10-8-03

**TRANSFERRED**  
OCT 08 2003  
**CINDY OWINGS**  
VINTON COUNTY AUDITOR

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \_\_\_\_\_  
EXEMPT  km  
CINDY OWINGS, COUNTY AUDITOR

Patricia Jones  
Patricia Jones

Timothy Jones  
Timothy Jones

Lenore Morris  
Lenore Morris

Ramon B Morris Jr  
Ramon Morris, Jr.

Debra L Morris  
Debra L. Morris

Rebecca Mullins  
Rebecca Mullins

Willis Gene Mullins  
Willis "Gene" Mullins

Commonwealth of Kentucky,

Madison County, ss.

On this 7th day of September, 2003, before me, a notary public in and for said County, personally came Patricia Jones and Timothy Jones, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

My commission expires: 6-1-2006

Edwina Elswick  
Notary Public



State of Ohio,

Vinton County, ss.

On this 7 day of ~~September~~ <sup>October</sup>, 2003, before me, a notary public in and for said County, personally came Lenore Morris, Ramon Morris, Jr., and Debra L. Morris, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

My commission expires: 7-28-2008

[Signature]  
Notary Public

State of Ohio,

Sandusky County, ss.

On this 35<sup>th</sup> day of September, 2003, before me, a notary public in and for said County, personally came Rebecca Mullins and Willis "Gene" Mullins, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

My commission expires: 2/14/2005

[Signature]  
Notary Public

This instrument prepared by: The Law Firm of James P. Salyer & Associates, 114 West Main Street, Post Office Box 466, McArthur, Ohio 45651.

200300077898  
Filed for Record in  
VINTON COUNTY, OHIO  
LORI K GRAMAN  
10-14-2003 At 02:45 PM.  
Q-C DEED 36.00  
OR Or 0 105 993 - 995

200300077898  
SALYER & ASSOCIATES  
PICK-UP

Instrument Or  
200300077898 OR 0 105 995

TRANSFERRED

Instrument 201400001221 DR Book Page 158 429

OCT 30 2014

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code  
Fee 360.00 1280.00 1.00  
Exempt

CINDY OWINGS WAUGH  
COUNTY AUDITOR *BA*

201400001221  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
10-30-2014 At 09:58 am.  
WRNTY DEED 44.00  
DR Book 158 Page 429 - 432

GENERAL WARRANTY DEED

PATRICIA JONES, married, LENORE MORRIS, unmarried, RAMON MORRIS, JR. aka Ramon Morris, married, REBECCA MULLINS, unmarried, the Grantor(s) for Ten Dollars (\$10.00) and other valuable consideration paid, grant(s) with general warranty covenants to SHANESVILLE INVESTMENTS, LLC the Grantee(s), whose tax mailing address will be 665 Shanesville Road, Sugarcreek, Ohio 44681, the following described REAL PROPERTY:

For legal description, see Exhibit A attached hereto and incorporated herein.

PARCEL NO: 16-00386.000 and 16-00387.000

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any prorated to the date of this deed.

Prior Instrument Reference: Volume 105, Page 993, Volume 76, Page 95 and Volume 143, Page 184, in the Office of the Recorder of Vinton County, Ohio.

GRANTORS do hereby covenant and warrant unto said GRANTEES, the GRANTEES' its heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantors were lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantors have good right to sell and convey the same to the Grantees, the Grantees' heirs, assigns and successors, and that the Grantors do warrant and do hereby agree to defend the same to the Grantees, the Grantees' heirs, assigns, or successors, forever, against the lawful claims and demands of all persons.

**This deed is further given by Ramon B. Morris Sr. for the purpose of releasing his life estate conveyed unto him in Volume 105, Page 99, of the Vinton County Official Records, Ohio.**

Timothy Jones, husband of grantor, hereby releases any and all dower rights.  
Debra L. Morris, wife of grantor, hereby releases any and all dower rights.

Executed on this 23 day of October, 2014.

*Patricia Jones by Ramon Morris Jr. Atty in Fac*  
Patricia Jones  
By: Ramon Morris, Jr. her attorney in fact  
As recorded in Vol. 145, Page 2957  
Vinton County Recorder, Ohio

*Timothy Jones by Ramon Morris Jr. Atty in Fac*  
Timothy Jones  
By: Ramon Morris, Jr. his attorney in fact  
As recorded in Vol. 145, Page 2957  
Vinton County Recorder, Ohio

*Rebecca Mullins by Ramon Morris Jr. Atty in Fac*  
Rebecca Mullins  
By: Ramon Morris, Jr. her attorney in fact  
As recorded in Vol. 145, Page 2957  
Vinton County Recorder, Ohio

SAMPLE

Ramon B Morris Sr by Ramon Morris *att in fact*  
Ramon B. Morris, Sr.  
By: Ramon Morris, Jr. his attorney in fact  
As recorded in Vol. 155, Page 2086  
Vinton County Recorder, Ohio

Lenore Morris by Ramon Morris *att in fact*  
Lenore Morris  
By: Ramon Morris, Jr. her attorney in fact  
As recorded in Vol. \_\_\_\_\_, Page \_\_\_\_\_  
Vinton County Recorder, Ohio

Ramon Morris Jr  
Ramon Morris, Jr. aka Ramon Morris

Debra L Morris  
Debra L. Morris

STATE OF OHIO  
COUNTY OF JACKSON, SS.

The foregoing instrument was acknowledged before me this 24th day of October, 2014, by PATRICIA JONES AND TIMOTHY JONES, wife and husband, LENORE MORRIS, unmarried, REBECCA MULLINS, unmarried, RAMON B. MORRIS, SR., unmarried, by Ramon Morris Jr. their attorney in fact and RAMON MORRIS, JR., aka Raymond Morris, AND DEBRA L. MORRIS, husband and wife, the Grantor(s) and that the same was their free act and deed.

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

William S. Cole

Notary Public, State of Ohio  
My commission expires:



WILLIAM S. COLE, ATTORNEY AT LAW  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
Has No Expiration Date  
O.R.C. 147.03

This instrument prepared by STEBELTON, ARANDA & SNIDER, A Legal Professional Association, 109 North Broad Street, Lancaster, Ohio 43130.

+

EXHIBIT A

TRACT ONE: BEGINNING at the Northeast corner of Section Eight (8), Township (9), Range Sixteen (16), in the Ohio Company's Purchase; thence running South 160 rods; thence West 120 rods; thence north 160 rods to the PLACE OF BEGINNING, containing 120 acres, more or less.

TRACT TWO: Containing 33 acres formerly owned by Andrew Radcliff, deceased, commencing at the northeast corner of Floyd Cotrell land; thence South to the North line of the lands of Vinton E. Cotrell; thence East along the line of the Vinton E. Cotrell land to Eli Bowen's lands thence North 46 rods; thence West to the PLACE OF BEGINNING, lying and being in Section Eight (8), Township Nine (9), Range Sixteen (16), being 33 acres more or less.

TRACT THREE: One acre formerly owned by Andrew Radcliff, deceased, BEGINNING at the Northwest corner of the 33 acre tract above described; thence South 8.02 chains to a corner on or near the run; thence about 6 rods Northwest to the road to the Floyd Cotrell land; West along said road to the FLOYD Cotrell line; thence North to the South line of the John Cooper lands; thence East 6 ½ rods to the PLACE OF BEGINNING being in Section Eight (8), Township Nine (9), Range Sixteen (16) of the Ohio Company's Purchase.

TRACT FOUR: BEGINNING in the center of the road now vacated on the line of said Radcliff land, running thence in the center of the vacated road to the Morton line formerly owned by Nancy Westfall; thence to the corner of the Andrew Radcliff line; thence South on the Andrew Radcliff line to the PLACE OF BEGINNING, containing one-fourth (1/4) acre more or less, being in Section Two (2), Township Nine (9), Range Sixteen (16).

Save and except 3.953 acres heretofore conveyed to Jerry Alva Collins by deed dated March 25, 2002, and recorded in Volume 86, Page 61, Official Records, Vinton County, Ohio, Recorder's Office.

Last Prior References: Volume 88, Page 381, and Volume 143, pages 186 and 188, Deed Records, Vinton County, Ohio, Recorder's Office.

TRACT FIVE: BEGINNING at a point on the East line of Section Eight (8), Township Nine (9), Range Sixteen (16) in the Ohio Company's Purchase 13 and 89/100 chains North of the Southeast corner of said section in the center of public road; thence North on said section line 114 rods and 11 links to a corner from which a hickory 10 inches bears South 79 degrees West 42 links and a white oak 12 inches bears South 41 degrees East 30 ½ links; thence West 45 rods to a corner from which a white oak 30 bears South 13 degrees 40' West 24 ½ links and a hickory 8 inches bears South 68 degrees East 39 links; thence South 46 rods to a corner from which a black walnut 6 inches bears North 19 degrees 20' West 61 links and a black walnut 5 inches bears South 75 degrees West 25 links; Thence South 4 degrees East 104 rods to the center of the public road; thence Northeast along said road 50 rods and 7 links to the PLACE OF BEGINNING, containing 33 ½ acres, more or less.

Last Prior References: Volume 88, Page 382, and Volume 143, Page 184, Deed Records, Vinton County, Ohio, Recorder's Office.

EXCEPTING THEREFROM:

Being a part of a tract of land that is now or formerly in the name of Ramon and Gladys Morris as recorded in Deed Volume 88, Page 381 of the Vinton County Recorder's Office, said tract being situated in the southeast quarter of Section 8, T-9-N, R-16-W, Vinton Township, Vinton County, State of Ohio and being more particularly described as follows:

Beginning for reference on a 5/8" iron pin with a plastic identification cap found stamped "SEYMOUR & ASSOCIATES" on what is taken to be the northwest corner of the southeast quarter of Section 8;

Thence along the west line of the southeast quarter of Section 8, South 08° 25' 10" West, passing a 5/8" iron pin with a plastic identification cap found stamped "SEYMOUR & ASSOCIATES" at 465.56 feet, going a total distance of 495.56 feet to a found P.K. nail in the center of Cottrill Road (County Road 28);

Thence leaving the west line of the southeast quarter of Section 8 and along the center of Cottrill Road, North 66° 14' 38" East a distance of 39.06 feet to a P.K. nail set being the principal place of beginning of the tract herein described;

Thence continuing along the center of Cottrill Road the following three (3) courses:

1. North 66° 14' 38" East a distance of 304.16 feet to a point,
2. North 65° 10' 37" East a distance of 209.46 feet to a point, and;
3. North 68° 10' 02" East a distance of 42.14 feet to a P.K. nail set;

Thence leaving the center of Cottrill Road and with a line through the grantor's property, South 05° 40' 59" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 636.30 feet to a 5/8" iron pin with a plastic identification cap set on the north line of a 91.00 acre tract, Official Record 12, Page 347;

Thence along the north line of the 91.00 acre tract the following two (2) courses:

1. North 80° 05' 38" West a distance of 336.71 feet to a 5/8" iron pin with a plastic identification cap set, and;
  2. North 34° 23' 18" West, passing a 5/8" iron pin with a plastic identification cap set at 393.05 feet, going a total distance of 423.05 feet to the principal place of beginning, containing 5.020 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other easements of record.
- All 5/8" iron pins with plastic identification caps set are stamped "SHARRETT-8019".  
All iron pins set being 5/8" by 32".  
The bearings used in the above described tract were based on the east line of Section 22 being, North 10° 08' 46" East and are for the determination of angles only.  
The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, July 23, 1999.

APPROVED FOR TRANSFER ONLY  
INACCURATE DESCRIPTION  
VINTON COUNTY ENGINEER'S OFFICE  
By HMI Date 10-30-14

SAMPLE

TRANSFERRED

Instrument 201500000076 OR Book Page 158 1842

JAN 27 2015

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code  
Fee 203.00 609.00 1.00  
Exempt

CINDY OWINGS WAUGH  
COUNTY AUDITOR *BA*

201500000076  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
01-27-2015 At 10:24 am.  
SURVI DEED 60.00  
OF Book 158 Page 1842 - 1847

GENERAL WARRANTY DEED

SHANESVILLE INVESTMENTS, LLC, an Ohio limited liability company, the Grantors for Ten Dollars (\$10.00) and other valuable consideration paid, grant(s) with general warranty covenants to Kevin A. Yokum and Amy C. Yokum, for their joint lives, the remainder to the survivor of them, the Grantee, whose tax mailing address will be 104 Marvin Caynor Rd. Ellamore WV, the following described REAL PROPERTY: 26267

For full legal description, see Exhibit A attached hereto and incorporated herein.

PARENT PARCEL NOS: 16-00386.000 16-00387.000

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any prorated to the date of this deed.

<sup>OR</sup>  
Prior Instrument Reference: Volume 158, Page 429, in the Office of the Recorder of Vinton County, Ohio.

GRANTORS do hereby covenant and warrant unto said GRANTEES, the GRANTEES' it's heirs, assigns, and successors, that at the time of the delivery of this deed, that the premises are free from all encumbrances, and that the Grantors do warrant and do hereby agree to defend the same to the Grantees, and the Grantees' heirs, assigns and successors, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantors, but against none other.

Executed on this 6 day of January, 2015.

SHANESVILLE INVESTMENTS, LLC

Rueben Graber member  
By: Rueben Graber, Member

STATE OF OHIO  
COUNTY OF TUSCARAWAS, SS.

The foregoing instrument was acknowledged before me this 6 day of January, 2015, by Rueben Graber, member of SHANESVILLE INVESTMENTS, LLC, an Ohio limited liability company, the Grantors and that the same was his free act and deed and the free act and deed of said company.

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



HOLLY GONTIER  
Notary Public, State of Ohio  
My Commission Expires 12/19/2018  
Recorded in Tuscarawas County

Holly G. Gontier  
Notary Public, State of Ohio  
My commission expires:

This instrument prepared by STEBELTON, ARANDA & SNIDER, A Legal Professional Association, 109 North Broad Street, Lancaster, Ohio 43130.

**EXHIBIT "A"**  
**(34.747 ACRE TRACT)**

Being a part of a tract of land that is now or formerly in the name of Shanesville Investments, LLC. as recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the east-half of Section 8, T-9-N, R-16-W, Vinton Township, Vinton County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8;

Thence along the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 1293.97 feet, passing a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" at 1473.00 feet, passing a 5/8" iron pin with a plastic identification cap set at 2050.86 feet, going a total distance of 2080.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of Cottrill Road the following seven (7) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point, and;
7. North 75° 11' 24" West a distance of 25.00 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described;

Thence leaving the center of Cottrill Road and with a line through the grantor's property, South 08° 32' 44" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 1436.01 feet to a 5/8" iron pin with a plastic identification cap set on the northeast corner of a 91.00 acre tract (Official Record 147, Page 1844);

Thence along the property line of the 91.00 acre tract, North 87° 08' 48" West a distance of 1397.37 feet to a 5/8" iron pin with a plastic identification cap found stamped "SHARRETT-8019" on the southeast corner of a 5.020 acre tract (Official Record 147, Page 439);

Thence along the property line of the 5.020 acre tract, North 12° 04' 49" West, passing a 5/8" iron pin with a plastic identification cap found stamped "SHARRETT-8019" at 606.31 feet, going a total distance of 636.31 feet to a railroad spike set in the center of Cottrill Road;

Thence along the center of Cottrill Road the following twenty seven (27) courses:

1. North 61° 46' 13" East a distance of 45.95 feet to a point,
2. North 67° 36' 42" East a distance of 44.83 feet to a point,
3. North 72° 22' 29" East a distance of 49.64 feet to a point,
4. North 76° 21' 23" East a distance of 48.13 feet to a point,
5. North 79° 11' 59" East a distance of 49.71 feet to a point,
6. North 81° 05' 18" East a distance of 23.67 feet to a point,
7. North 81° 13' 46" East a distance of 155.89 feet to a point,
8. North 82° 45' 28" East a distance of 250.47 feet to a point,

[continued on page 2]



EXHIBIT "A"

9. North 81° 39' 00" East a distance of 98.41 feet to a point,
10. North 79° 56' 02" East a distance of 61.43 feet to a point,
11. North 77° 05' 13" East a distance of 48.84 feet to a point,
12. North 69° 44' 33" East a distance of 50.29 feet to a point,
13. North 62° 34' 40" East a distance of 49.33 feet to a point,
14. North 57° 44' 52" East a distance of 50.75 feet to a point,
15. North 52° 13' 53" East a distance of 50.55 feet to a point,
16. North 45° 37' 26" East a distance of 50.48 feet to a point,
17. North 40° 17' 41" East a distance of 78.04 feet to a point,
18. North 37° 29' 45" East, passing a magnetic nail set at 282.00 feet, going a total distance of 326.63 feet to a point,
19. North 40° 27' 07" East a distance of 61.25 feet to a point,
20. North 45° 21' 43" East a distance of 50.53 feet to a point,
21. North 54° 52' 12" East a distance of 50.96 feet to a point,
22. North 68° 20' 01" East a distance of 48.94 feet to a point,
23. North 82° 15' 16" East a distance of 50.11 feet to a magnetic nail set,
24. South 88° 07' 37" East a distance of 50.69 feet to a point,
25. South 84° 19' 18" East a distance of 70.17 feet to a point,
26. South 78° 49' 27" East a distance of 58.01 feet to a point, and;
27. South 75° 11' 24" East a distance of 38.11 feet to the **principal place of beginning**, containing 34.747 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

**The above described tract being subject to a 50.00 foot wide ingress and egress easement being more particularly described as follows:**

Beginning for reference on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8;

Thence along the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 1293.97 feet, passing a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" at 1473.00 feet, passing a 5/8" iron pin with a plastic identification cap set at 2050.86 feet, going a total distance of 2080.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of Cottrill Road the following seven (7) courses:

8. North 81° 39' 58" West a distance of 45.87 feet to a point,
9. North 77° 43' 39" West a distance of 52.55 feet to a point,
10. North 74° 47' 02" West a distance of 94.63 feet to a point,
11. North 72° 49' 12" West a distance of 94.25 feet to a point,
12. North 71° 51' 28" West a distance of 189.91 feet to a point,
13. North 72° 23' 16" West a distance of 55.12 feet to a point, and;
14. North 75° 11' 24" West a distance of 25.00 feet to a magnetic nail set on the northeast corner of the above described tract;

Thence leaving the center of Cottrill Road and along the property line of the above described tract, South 08° 32' 44" West, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 28.62 feet to a point being the **principal place of beginning** of the 50.00 foot wide ingress and egress easement;

[continued on page 3]



EXHIBIT "A"

Thence continuing along the property line of the above described tract, South 08° 32' 44" West a distance of 51.65 feet to a point;

Thence with a line through the above described tract, North 66° 55' 33" West a distance of 303.94 feet to a point in the center of Cottrill Road;

Thence along the center of Cottrill Road the following two (2) courses:

1. North 68° 20' 01" East a distance of 34.56 feet to a point, and;
2. North 82° 15' 16" East a distance of 50.11 feet to a magnetic nail set;

Thence leaving the center of Cottrill Road and with a line through the above described tract, South 66° 55' 33" East a distance of 223.40 feet to the **principal place of beginning** of the 50.00 foot wide ingress and egress easement.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [V1407].

*Paul Sharrett*



The description and plat submitted are approved for recording in the public records of this county and are hereby approved for recording in the public records of this county.

APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, MISSOURI.

BY: Hwl DATE: 12-09-14  
Hwl 01-27-15

**EXHIBIT "A"**  
**(51.433 ACRE TRACT)**

Being a part of a tract of land that is now or formerly in the name Shanesville Investments, LLC. as recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, R-16-W, Vinton Township, Vinton County, State of Ohio and being more particularly described as follows:

**Beginning** on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 00' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" on the east line of Section 8;

Thence continuing along the property line of the 11.276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,
9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of Cottrill Road and with a line through the grantor's property the following three (3) courses:

1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set,

[continued on page 2]

EXHIBIT "A"

- 2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
- 3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the **place of beginning**, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [VI1407].

*Paul R. Sharrett*



The description and plat submitted is approved for accurate mathematical closure and for proper platting references. APPROVED FOR REGISTER BY VINTON COUNTY ENGINEER'S OFFICE

BY HVI DATE 12-09-14  
HVI 01-27-15

SAMPLE

TRANSFERRED

Instrument 201500001696 OR Book Page 160 2751

DEC 23 2015

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code

Fee \_\_\_\_\_  
Exempt \_\_\_\_\_ .50

CINDY OWINGS WAUGH  
COUNTY AUDITOR BA

201500001696  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
12-23-2015 At 09:35 am.  
WRNTY DEED 44.00  
OR Book: 160 Page 2751 - 2754

GENERAL WARRANTY DEED

Know all men by these presents, that

**Kevin A. Yokum and Amy C. Yokum,**

husband and wife, for valuable consideration received, hereby grant and assign with general warranty covenants, to:

**Jason Snider,**

whose tax-bill mailing address will be 38790 Mound Hill Road, Radcliff, OH 45695, all interest in the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 0 Cottrill Road, Wilkesville, OH 45695

Parcel No: 16-00387. 005


Prior Deed Reference: Deed Vol. OR 158, Page 1842 of the Vinton County, Ohio records

The foregoing real property is granted by the Grantors and accepted by the Grantee subject to all the recorded reservations, conditions, limitations, highways, public roads, rights-of-way, leases, easements, restrictions, zoning ordinances, and any mineral rights severances, as well as real estate taxes and assessments both general and special, which are a lien but not yet due and payable.

The Grantors herein have read this Deed and hereby acknowledge the voluntary signing hereof.

**NOTICE: This Deed was prepared at the parties' request without a marketable title search by the preparer and is subject to any liens or mortgages that may exist.**

Executed on this 15 day of December, 2015.

  
Kevin A. Yokum

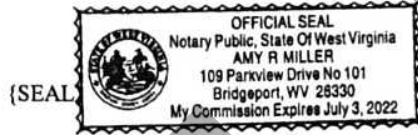
  
Amy C. Yokum

State of WV )  
County of Harrison ) ss.

Be it remembered, that on this 15 day of December, 2015, before me, the subscriber, a Notary Public in and for said State, personally came Kevin A. Yokum and Amy C. Yokum, the grantors in the foregoing instrument, and acknowledged the signing thereof to be their 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.

Amy R. Miller  
Notary Public



This instrument prepared by: Jonathan Holfinger, Esq., The Holfinger Stevenson Law Firm Co, Ltd.

After recording, return to: Northwest Title Family of Companies, Inc., 4200 Regent Street, Suite 210, Columbus, OH 43219

File #6-7960

SAMPLE

**EXHIBIT "A"**  
**(51.433 ACRE TRACT)**

Being a part of a tract of land that is now or formerly in the name Shanesville Investments, LLC. as recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, R-16-W, Vinton Township, Vinton County, State of Ohio and being more particularly described as follows:

**Beginning** on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 00' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7080" on the east line of Section 8;

Thence continuing along the property line of the 11.276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,
9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of Cottrill Road and with a line through the grantor's property the following three (3) courses:

1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set,

[continued on page 2]

EXHIBIT "A"

- 2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
- 3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the **place of beginning**, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

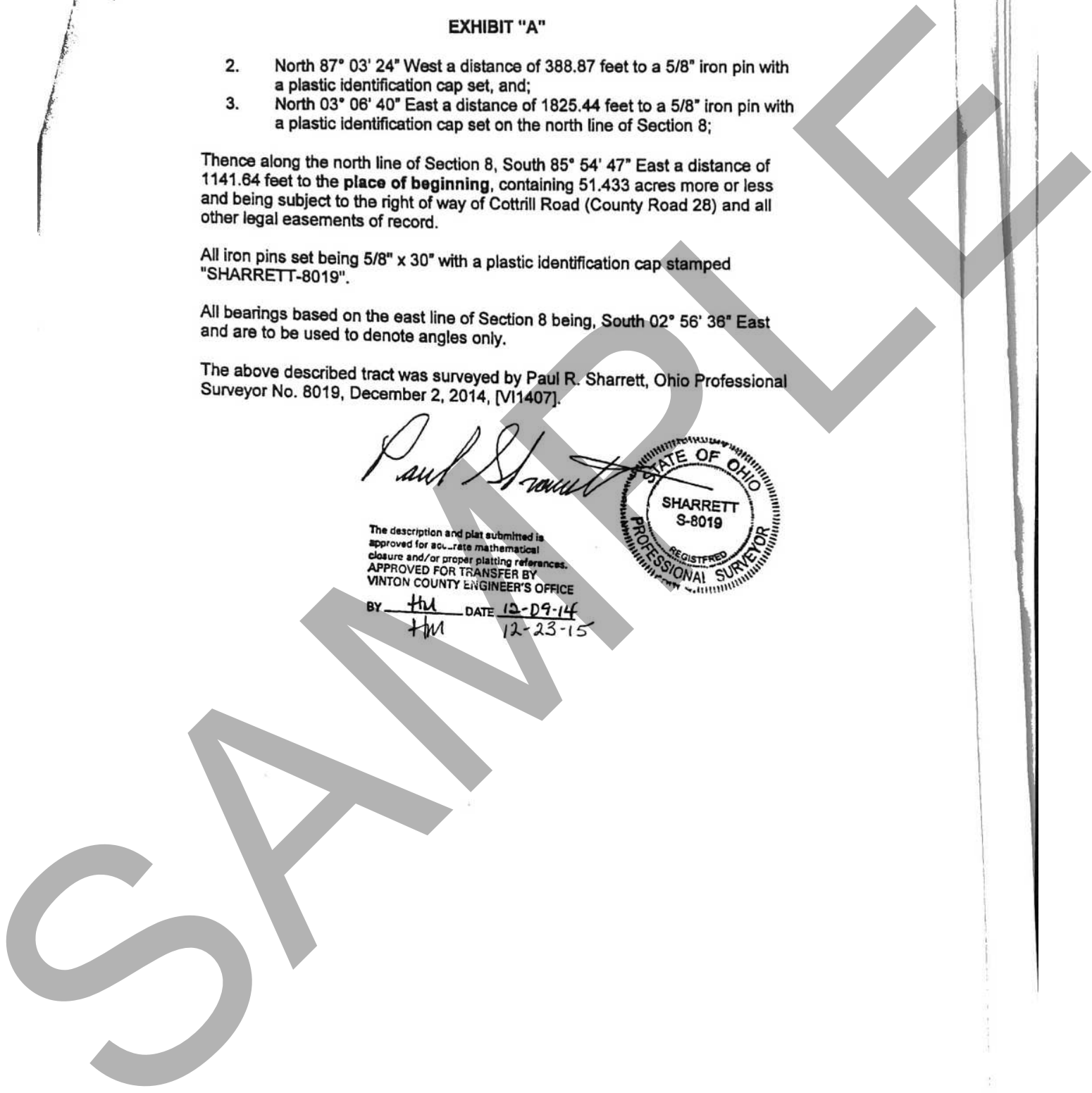
The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [V11407].

*Paul R. Sharrett*



The description and plat submitted is approved for accurate mathematical closure and/or proper platting references. APPROVED FOR TRANSFER BY VINTON COUNTY ENGINEER'S OFFICE

BY HM DATE 12-09-14  
HM 12-23-15



TRANSFERRED

MAY 11 2018

Instrument 201800000588 OR Book Page 166 2754

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

This conveyance has been examined  
and the Grantor has complied with  
Section 319.02 of the Revised Code

CINDY OWINGS WAUGH *SDR*  
COUNTY AUDITOR

201800000588  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
05-11-2018 At 01:18 pm.  
WRNTY DEED 28.00  
OR Book 166 Page 2754 - 2755

Nte-n

GENERAL WARRANTY DEED

Jason D. Snider and Carrie Snider, husband and wife, of Vinton County, Ohio, Grantors, for valuable consideration paid; grant with general warranty covenants, to Bob **Bowell**, whose tax mailing address is 100 Loyola Lane, Trafford, PA 15085, the following real property:

DESCRIPTION

Situated in the Township of Vinton, County of Vinton and State of Ohio:

Being a part of a tract of land that is now or formerly in the name Shanesville Investments, LLC. As recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, particularly described as follows:

BEGINNING on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 11' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" on the east line of Section 8;

Thence continuing along the property line of the 11.276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of the Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,



- 9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
- 10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of the Cottrill Road and with a line through the grantor's property the following three (3) courses:

- 1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set,
- 2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
- 3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a polastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the PLACE OF BEGINNING, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [VI1407]

Parcel Number: 16-00387.005

Description Approved for Transfer By  
Vinton County Engineer's Office  
By AKM Date 05/11/18

Prior instrument reference: Volume 160, Page 2751, Official Records of Vinton County, Ohio

Executed by the said Grantors, **Jason D. Snider and Carrie Snider, husband and wife**, who release their rights of dower herein, this 11<sup>th</sup> day of May 2018.

[Signature]  
Jason D. Snider

[Signature]  
Carrie Snider

STATE OF OHIO, COUNTY OF JACKSON, ss:

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of May 2018, by **Jason D. Snider and Carrie Snider**.

Witness my official signature and seal on the day last above mentioned.

NOTARY PUBLIC, STATE OF OHIO  
PERMANENT COMMISSION

This instrument prepared by:  
OTHS, HEISER, MILLER,  
WAIGAND & CLAGG, LLC  
Attorneys at Law  
16 East Broadway, P. O. Box 309  
Wellston, OH 45692-0309



RICHARD W. CLAGG  
NOTARY PUBLIC  
STATE OF OHIO  
No Expiration  
Recorded in  
Jackson County

TRANSFERRED

DEC 03 2018

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

*Handwritten mark*

Nie-n

201800001562  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
11-30-2018 At 02:46 PM  
WRNTY DEED 28.00  
OR Book 168 Page 1441 - 1442

### LIMITED WARRANTY DEED

**Bob Howell and Carolyn Howell, husband and wife, of Trafford, Pennsylvania, Grantors, for valuable consideration paid; grants with limited warranty covenants, to Jason D. Snider and Carrie Snider, husband and wife, whose tax mailing address is 38790 Mound Hill Road, Radcliff, Ohio 45695, the following real property:**

#### DESCRIPTION

Situated in the Township of Vinton, County of Vinton and State of Ohio:

Being a part of a tract of land that is now or formerly in the name Shanesville Investments, LLC. As recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, particularly described as follows:

BEGINNING on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 11' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" on the east line of Section 8;

Thence continuing along the property line of the 11.276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of the Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,

(Thomas)

TDANCEEDER

Instrument 201800001562 OR Book Page 168 1442

- 9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
- 10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of the Cottrill Road and with a line through the grantor's property the following three (3) courses:

- 1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set,
- 2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
- 3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a polastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the PLACE OF BEGINNING, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [V11407]

Description Approved for Transfer By Vinton County Engineer's Office By PM Date 12/03/18

Parcel Number: 16-00387.005

Prior instrument reference: Volume 166, Page 2754, Official Records of Vinton County, Ohio

These limited warranty covenants are hereby made only for the period of time during which Grantor owned the above-described real property.

Executed by the said Grantor, **Bob Bowell and Carolyn Bowell, husband and wife**, who release their rights of dower herein, this 15 day of November 2018.

Fee Exempt X 502 12/3/18  
CINDY OWINGS WAUGH  
COUNTY AUDITOR

Bob Bowell  
Bob Bowell  
Carolyn Bowell  
Carolyn Bowell

STATE OF PENNSYLVANIA, COUNTY OF Westmoreland, ss:

The foregoing instrument was acknowledged before me on this 15 day of November 2018, by **Bob Bowell and Carolyn Bowell, husband and wife**.  
Witness my official signature and seal on the day last above mentioned.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MYLENE B LOUGHRY  
Notary Public  
CITY OF GREENSBURG, WESTMOHOLA CO. PA  
My Commission Expires Sep 7, 2020

Mylene Bloughry  
NOTARY PUBLIC, STATE OF PENNSYLVANIA  
MY COMMISSION EXPIRES: Sept. 7, 2020

This instrument prepared by:  
OTHS, HEISER, MILLER,  
WAIGAND & CLAGG, LLC  
Attorneys at Law  
16 East Broadway, P. O. Box 309  
Wellston, OH 45692-0309

{Thomas}

Instrument 202100001976 OK Book Page 174 2929

TRANSFERRED

JAN 29 2021

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code  
Fee 50.00 150.00 .50  
Exempt  
CINDY OWINGS WAUGH *OW*  
COUNTY AUDITOR

202100001976  
Filed for Record in  
VINTON COUNTY, OHIO  
FRIN YATES, RECORDER  
01-29-2021 At 12:52 PM.  
WENTY DEED 70.00  
OK Book 174 Page 2929 - 2932

### LIMITED WARRANTY DEED

Know All Men by These Presents, that **Jason D. Snider and Carrie Snider, a married couple** whose tax-mailing address is 38790 Mound Hill Road, Radcliff, Ohio 45695, **GRANTORS**, for valuable consideration paid, the receipt of which is hereby acknowledged, **GRANTS** with limited warranty covenants to **WV Properties LLC**, a West Virginia limited liability company, whose tax-mailing address is 1639 Slanesville Pike, Points, WV 25437, **GRANTEE**, the following property:

Situated in the Township of Vinton, County of Vinton and State of Ohio:

Being a part of a tract of land that is now or formerly in the name of Shanesville Investments, LLC. As recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, particularly described as follows:

BEGINNING on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 11' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" on the east line of Section 8;

Thence continuing along the property line of the 11.276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of the Cottrill Road the following ten (10) courses:

**BEST TITLE**  
AGENCY, INC.

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,
9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of the Cottrill Road and with a line through the grantor's property the following three (3) courses:

1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set;
2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the PLACE OF BEGINNING, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor

No. 8019, December 2, 2014, [V11407]

Parcel No. 16-00387.005

Prior Instrument Reference: Book 171, Page 1260, Official Records of Vinton County, Ohio.

Further Instrument References: Volume 166, Page 2754, Official Records of Vinton County, Ohio. Volume 168, Page 1441, Official Records of Vinton County, Ohio.

This conveyance is hereby made subject to the following:

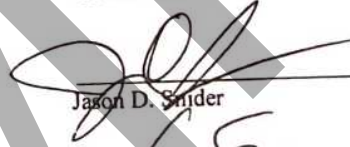
i. All easements, leases, rights-of-way, conditions, outstanding coal and mineral reservations, any other reservations and restrictions of record; and

ii. The real estate taxes which Grantee agrees to assume and pay.

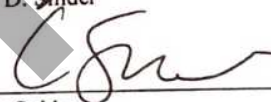
Description Approved for Transfer By  
Vinton County Engineer's Office  
By CHL Date 01/29/21

21<sup>st</sup> IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands this day of January, 2021.

GRANTORS

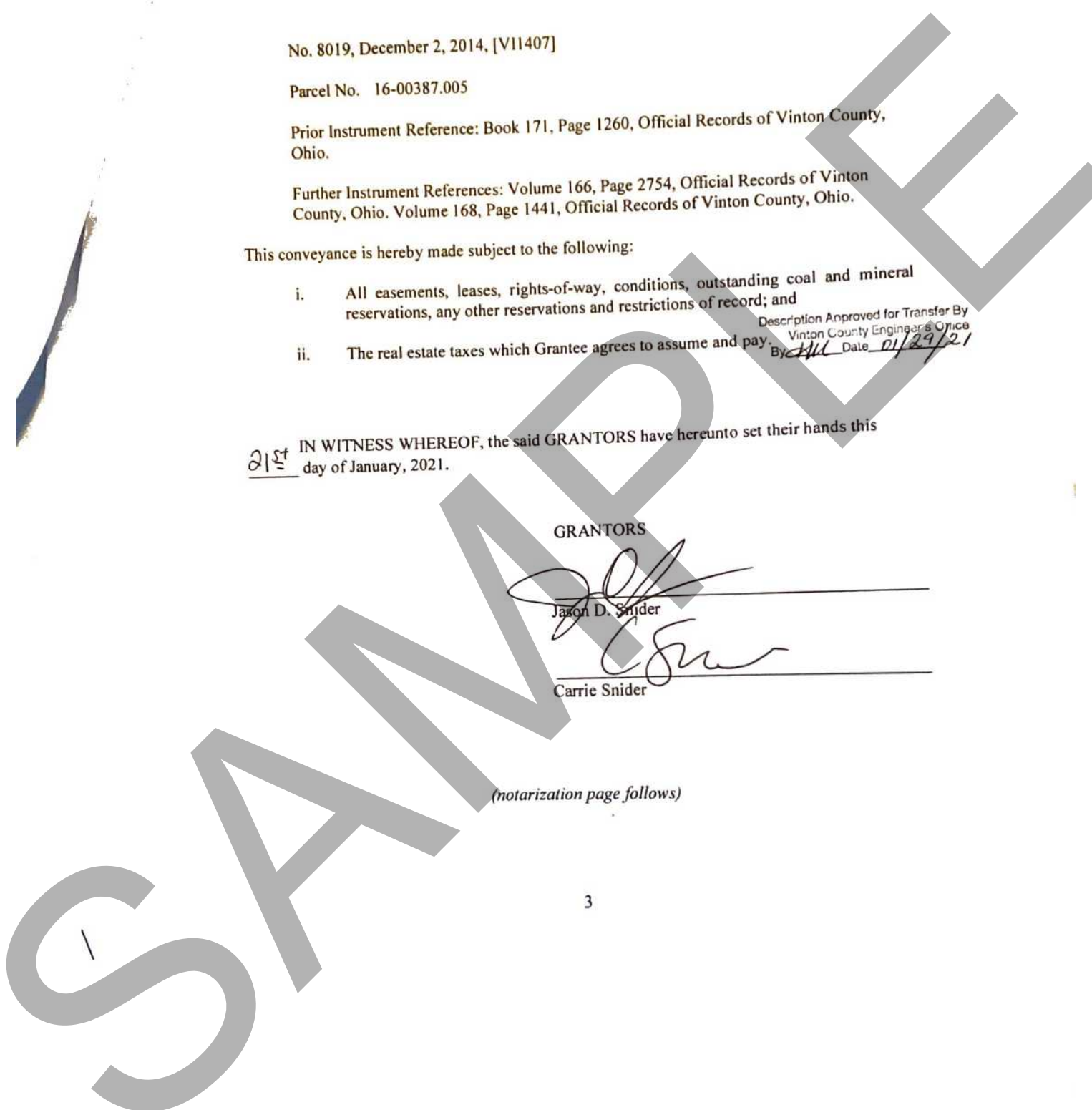


Jason D. Snider



Carrie Snider

(notarization page follows)





JAN 10 2020

Instrument 20200000112 OR Book Page Turn 171

Instrument 20210001776 OR Book Page 174 2932

STATE OF MARYLAND :  
                  ANNE : SS:  
COUNTY OF ARUNDEL :

Before me, a Notary Public, in and for said county and state, personally appeared Jason D. Snider, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal at ARNOLD, MD this 21 day of January, 2021.

Notary Public  
My Comm. Expires: JANUARY 19, 2024



Daniel Johnson  
NOTARY PUBLIC  
Anne Arundel County  
State of Maryland  
My Commission Expires  
JANUARY 19, 2024

STATE OF MARYLAND :  
                  ANNE : SS:  
COUNTY OF ARUNDEL :

Before me, a Notary Public, in and for said county and state, personally appeared Carrie Snider, who acknowledged that she did sign the foregoing instrument and that the same was her free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal at ARNOLD, MD this 21 day of January, 2021.

Notary Public  
My Comm. Expires: JANUARY 19, 2024



Daniel Johnson  
NOTARY PUBLIC  
Anne Arundel County  
State of Maryland  
My Commission Expires  
JANUARY 19, 2024

This instrument was prepared by Richard K. Stovall, Esq, Allen Stovall Neuman & Ashton LLP, 17 S. High St., Suite 1220, Columbus, OH 43215. No opinion as to title is expressed by preparer.

**BEST TITLE**  
AGENCY

(Thomas)

TRANSFERRED

JUL 28 2021

CINDY OWINGS WAUGH  
VINTON COUNTY AUDITOR



8 0 0 0 1 6 9  
Tx:4000124

20213000  
Filed for Record In  
VINTON COUNTY, OHIO  
ERIN YATES, RECORDER  
07/28/2021 01:11 PM  
BOOK: 176 PAGE: 2038  
NUMBER OF PAGES: 3  
DEED WARRANTY  
RECORDING FEE 42.00

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code  
Fee 60.00 130.00 .50  
Exempt \_\_\_\_\_  
CINDY OWINGS WAUGH  
COUNTY AUDITOR *W*

nte-e

## GENERAL WARRANTY DEED

WV Properties LLC, a West Virginia limited liability company, Grantor, of Hampshire County, West Virginia, for valuable consideration paid, grants with general warranty covenants to Michael Niccolina and Raymond Putt, Jr, Grantees, whose tax mailing address is 7550 Wisconsin Ave., 10<sup>th</sup> Floor, Bethesda, MD 20814 the following real property:

Situated in the Township of Vinton, County of Vinton and State of Ohio:

Being a part of a tract of land that is now or formerly in the name of Shanesville Investments, LLC. As recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, particularly described as follows:

BEGINNING on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276 acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest



202106  
Filed  
VINTON  
FREN  
01-29-2021  
MONTY DEEL  
OK

Marrie Snider, a  
Madelliff, Ohio  
hereby acknowl  
West Virginia li  
oints, WV 25

607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of the Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,
9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of the Cottrill Road and with a line through the grantor's property the following three (3) courses:

1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set;
2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Section 8;

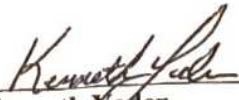
Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the PLACE OF BEGINNING, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

Description Approved for Transfer By  
Vinton County Engineer's Office  
By: PAC Date 7/28/21

County  
of the  
State of  
West Virginia

Parcel ID. 16-00387.005  
Prior instrument reference, Book 174, Page 2929, Official Records of  
Vinton County, Ohio.

Executed by the said **Kenneth Yoder** on behalf of WV Properties LLC, a West Virginia  
limited liability company, Grantor, of Hampshire County, West Virginia, this 20<sup>th</sup> day of  
July 2021.

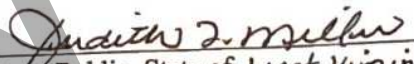
  
\_\_\_\_\_  
**Kenneth Yoder**  
WV Properties LLC

STATE OF West Virginia,  
COUNTY OF Hampshire, SS:

On this 20<sup>th</sup> day of July 2021, before me, a Notary Public in and for said State  
personally came **Kenneth Yoder**, who under penalty of perjury in violation of Section  
2921.11 of the Ohio Revised Code represented to me to be said persons and who  
acknowledged the signing thereof to be his voluntary act and deed on behalf of the Grantor  
for the purposes therein mentioned.

Witness my official signature and seal on the day last above mentioned.



  
\_\_\_\_\_  
Notary Public, State of West Virginia  
My Commission Expires: October 4, 2022

This instrument prepared by: Oths, Heiser, Miller,  
Waigand & Clagg, LLC  
Attorneys at Law  
16 East Broadway, P. O. Box 309  
Wellston, OH 45692-0309

**MISCELLANEOUS INSTRUMENTS EXHIBIT**

SAMPLE

RELIABLE PROPERTY RESEARCH

201500001695  
Filed for Record in  
VINTON COUNTY, OHIO  
MARGARET KNOX, RECORDER  
12-23-2015 At 09:35 am.  
PART REL 40.00  
OR Book 160 Page 2748 - 2750

PARTIAL RELEASE OF REAL ESTATE MORTGAGE



Z4-665 OH

6-7960

KNOW ALL MEN BY THESE PRESENTS: That Farm Credit Mid-America, FLCA, a corporation organized and existing under an Act of Congress known as the Farm Credit Act of 1971, as amended, the owner and holder of the mortgage described herein and of debt secured thereby, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and discharge from the lien of a certain real estate mortgage executed by KEVIN A. YOKUM AND AMY C. YOKUM, HUSBAND AND WIFE to Farm Credit Mid-America, FLCA which mortgage is recorded in Mortgage Book, 158, Page 1848-1855, or Instrument No. 201500000077 in the Recorder's Office of VINTON County, Ohio, the following described property, to-wit:

SEE ATTACHED EXHIBIT A HEREIN INCORPORATED BY REFERENCE

Provided, however, that this release shall not be construed to waive or in any manner affect or invalidate the lien of said mortgage upon the residue of the property described therein.

IN WITNESS WHEREOF, Farm Credit Mid-America, FLCA, a corporation, has caused these presents to be duly signed by its FINANCIAL SERVICES OFFICER, thereunto duly authorized by its bylaws and by resolution of its Board of Directors, this 8TH day of DECEMBER, 2015.

FARM CREDIT MID-AMERICA, FLCA

By:

*[Signature]*  
JAMES VALINSKY  
FINANCIAL SERVICES OFFICER

STATE OF OHIO )  
COUNTY OF FAIRFIELD ) SS.

The foregoing instrument was executed and acknowledged before me this 8<sup>TH</sup> day of DECEMBER, 2015, by JAMES VALINSKY, FINANCIAL SERVICES OFFICER, of Farm Credit Mid-America, FLCA, a federally chartered corporation, on behalf of the corporation, and who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person.

My Commission expires:



*Wendy W. Trimmer*  
Notary Public *NKA Wendy W. Beveridge*

This instrument was prepared by Farm Credit Mid-America, FLCA or PCA, a corporation.

**My Commission Expires**  
**January 4, 2017**

Z4-665 Ohio

12/19/2013

Instrument 20150002595 OR Book Page 160 2749

NOTARY PUBLIC

SAMPLE

This instrument was prepared by Farm Credit Mid-America, FLCA or PCA, a corporation.

Z4-665 Ohio FCMA

12/19/2013

TRACT TWO:

Being a part of a tract of land that is now or formerly in the name Shanesville Investments, LLC, as recorded in Official Record 158, Page 429 of the Vinton County Recorder's Office, said tract being situated in the northeast quarter of Section 8 and the southwest quarter of the northwest quarter of Section 2, T-9-N, R-16-W, Vinton Township, Vinton County, State of Ohio and being more particularly described as follows:

Beginning on a set 5/8" iron pin with a plastic identification cap located on the northeast corner Section 8, said iron pin being the northwest corner of a 27.741 acre tract (Official Record 139, Page 1627);

Thence along the east line of Section 8, South 02° 56' 36" West a distance of 1293.97 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the southwest quarter of the northwest quarter of Section 2;

Thence continuing along the property line of the 27.741 acre tract being the north line of the southwest quarter of the northwest quarter of Section 2, South 85° 55' 45" East a distance of 164.34 feet to a 5/8" iron pin with a plastic identification cap set on the northerly property line of a 11.276-acre tract (Official Record 2, Page 512);

Thence leaving the north line of the southwest quarter of the northwest quarter of Section 2 and along the property line of the 11.276 acre tract, South 46° 00' 31" West a distance of 240.63 feet to a 5/8" iron pin with a plastic identification cap found stamped "EXLINE-7060" on the east line of Section 8; Thence continuing along the property line of the 11,276 acre tract being the east line of Section 8, South 02° 56' 36" West, passing a 5/8" iron pin with a plastic identification cap set at 577.86 feet, going a total distance of 607.86 feet to a railroad spike set in the center of Cottrill Road (County Road 28);

Thence leaving the east line of Section 8 and along the center of Cottrill Road the following ten (10) courses:

1. North 81° 39' 58" West a distance of 45.87 feet to a point,
2. North 77° 43' 39" West a distance of 52.55 feet to a point,
3. North 74° 47' 02" West a distance of 94.63 feet to a point,
4. North 72° 49' 12" West a distance of 94.25 feet to a point,
5. North 71° 51' 28" West a distance of 189.91 feet to a point,
6. North 72° 23' 16" West a distance of 55.12 feet to a point,
7. North 75° 11' 24" West, passing a magnetic nail set at 25.00 feet, going a total distance of 63.11 feet to a point,
8. North 78° 49' 27" West a distance of 58.01 feet to a point,
9. North 84° 19' 18" West a distance of 70.17 feet to a point, and;
10. North 88° 07' 37" West a distance of 50.69 feet to a magnetic nail set;

Thence leaving the center of Cottrill Road and with a line through the grantor's property the following three (3) courses:

1. North 02° 56' 36" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 134.66 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 87° 03' 24" West a distance of 388.87 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 03° 06' 40" East a distance of 1825.44 feet to a 5/8" iron pin with a plastic identification cap set on the north line of Section 8;

Thence along the north line of Section 8, South 85° 54' 47" East a distance of 1141.64 feet to the place of beginning, containing 51.433 acres more or less and being subject to the right of way of Cottrill Road (County Road 28) and all other legal easements of record.

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the east line of Section 8 being, South 02° 56' 36" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 2, 2014, [VI1407].