

REAL ESTATE CONVEYANCE **TRANSFERRED**

FEE \$ 1160

16 FEB 18 2014

EXEMPT #

Jon A. Clark, Jr.
County Auditor, Fairfield County, Ohio

Jon A. Clark, Jr.
County Auditor, Fairfield County, Ohio

WARRANTY DEED

201400002396
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
02-19-2014 At 08:20 am.
DEED 64.00
OR Book 1655 Page 1392 - 1395

163

19-15-13

Majors Farms, LLC, an Ohio limited liability company, the Grantor, and for valuable consideration paid, grants with general warranty covenants to M 4 Farms, LLC, an Ohio limited liability company, the Grantee, whose tax mailing address is 5100 Lancaster-Kirkersville Rd. NW Baltimore, Ohio 43105, the following REAL PROPERTY:

See Exhibit "A" attached hereto and made a part hereof.

Parent Parcel Number: 013-00344-00

Property Address: 0 Lancaster Kirkersville Road, Lancaster, Ohio, 43130.

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record.

Prior Instrument Reference: Vol. 1649, Page 1908, Recorder's Office, Fairfield County, Ohio.

Executed this 15 day of February, 2014.

MAJORS FARMS, LLC

By: Douglas Majors
Douglas Majors
Authorized Member

STATE OF OHIO

COUNTY OF FAIRFIELD, ss.

The foregoing instrument was acknowledged before me this 15 day of February, 2014, by Douglas Majors, Authorized Member of Majors Farms, LLC, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said limited liability company.

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



JONATHAN CHASE CLARK
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

[Signature]
Notary Public, State of Ohio
My commission expires:

This instrument prepared by Jon Clark, Attorney at Law
CLARK & CLARK and ASSOCIATES
P.O. Box 1405
Lancaster, Ohio, 43130

DEED DESCRIPTION
40.000 ACRES { split }
MAJORS FARMS, LLC PROPERTY [part]
AUDITOR'S PARCEL #0130034400 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 112.54 + - ACRE TRACT OF THE **MAJORS FARMS, LLC** PROPERTY OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT AT THE INTERSECTION OF, ASPHALT SURFACED, STATE ROUTE #158 [A.K.A. LANCASTER-KIRKERSVILLE ROAD] AND, ASPHALT SURFACE, COUNTY ROAD #31 [A.K.A. COONPATH ROAD] MARKING THE SOUTHWEST CORNER OF SECTION #13 [SAID "POINT" IS REFERENCED BY TWO EXISTING { 6" inch diameter, concrete, monuments } HIGHWAY MONUMENTS. THE FIRST "MONUMENT" BEARS N 32° 25' 23" W 54.67 FEET FROM SAID "POINT". THE SECOND "MONUMENT" BEARS N 33° 36' 25" E 55.22 FEET FROM SAID "POINT".];

THENCE, LEAVING "COUNTY ROAD #31", N 0° 29' 27" W 1344.85 FEET, IN THE WEST LINE OF SECTION #13 AND IN "STATE ROUTE #158", TO A POINT AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 40.000 ACRES PARCEL TO BE DESCRIBED;

THENCE, CONTINUING IN THE WEST LINE OF SECTION #13 AND IN "STATE ROUTE #158", N 0° 29' 27" W 1118.11 FEET, IN THE EAST BOUNDARIES, RESPECTIVELY, OF RANDY L. and CYNTHIA K. HENWOOD OF OFFICIAL RECORD BOOK 1203, PAGE 2595, LEO E. and WILMA K. STRAWN OF DEED BOOK 555, PAGE 973 AND THE DENNIS R. ANDREWS PROPERTY OF OFFICIAL RECORD BOOK 1588, PAGE 450, TO A POINT MARKING THE SOUTHWEST CORNER OF THE BRADLEY ALLEN BROTHERTON and CANDACE CAE BROTHERTON PROPERTY OF OFFICIAL RECORD BOOK 1294, PAGE 2861 [SAID POINT BEARS S 0° 29' 27" E 243.08 FEET FROM A POINT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION #13. SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION # 13 BEARS S 89° 55' 12" W 40.00 FEET FROM AN EXISTING, 5/8" INCH DIAMETER RE-BAR WITH A PLASTIC IDENTIFICATION CAP MARKED TOBIN-McFARLAND];

THENCE, LEAVING THE WEST LINE OF SECTION #13 AND "STATE ROUTE #158", N 89° 55' 12" E 1075.14 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID "BROTHERTON" PROPERTY, PASSING AN IRON PIN SET AT 50.00 FEET;

THENCE N 0° 29' 27" W 243.08 FEET TO AN INACCESSIBLE POINT, IN A TREE ROOT, MARKING THE NORTHEAST CORNER OF THE AFORESAID "BROTHERTON" PROPERTY AND IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE VILLAGE OF DUMONTSVILLE [PLAT BOOK 1, PAGE 24], PASSING AN IRON PIN SET AT 238.08 FEET;

THENCE N 89° 55' 12" E 397.28 FEET, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", TO AN INACCESSIBLE POINT IN AN EXISTING STREAM;

THENCE, LEAVING THE MID LINE {east & west} OF SECTION #13 AND THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", S 0° 27' 45" E 1361.18 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 10.00 FEET;

THENCE S 89° 55' 12" W 1471.75 FEET TO A "POINT" IN "STATE ROUTE #158" AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "40.000 ACRES

PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 40.000 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

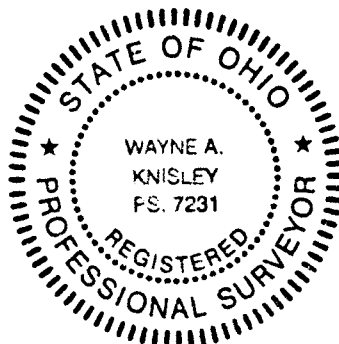
THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE SOUTH LINE OF SECTION #13 AS BEING S 89° 43' 30" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "40.000 ACRES TRACT" IS A DERIVATIVE OF AN ACTUAL FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR # 7231, ON DECEMBER 5, 2013.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

A & E
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

Wayne A. Knisley
WAYNE A. KNISLEY - OHIO P. S. # 7231
DATE: December 5, 2013



DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY AS DATE 1/17/14
86/18746

**THIS PARCEL IS NOT LOCATED IN AN
IDENTIFIED FEMA FLOOD HAZARD AREA**

LS#14-10E
Exempted from Fairfield County Subdivision
Regulations. This exemption does not infer that the
parcel in question is consistent with zoning and/or
health department regulations.
Holly R. Martini / JCM

PLAT OF SURVEY

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO. ALSO BEING THE MAJORS FARMS, LLC PROPERTY, AN ORIGINAL 112.54 +- ACRE TRACT, BEFORE EXCEPTIONS, OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #0130034400.

BASIS OF BEARINGS

All bearings shown hereon are based on the south line of Section #13 as being S 89° 43' 30" W i.e. All bearings shown are to an assumed meridian and are used to denote angles only.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown
- 2- Greenfield Township tax maps
- 3- U.S.G.S. maps
- 4- Various survey records found in the office of the Fairfield County Engineer, Lancaster, Ohio.

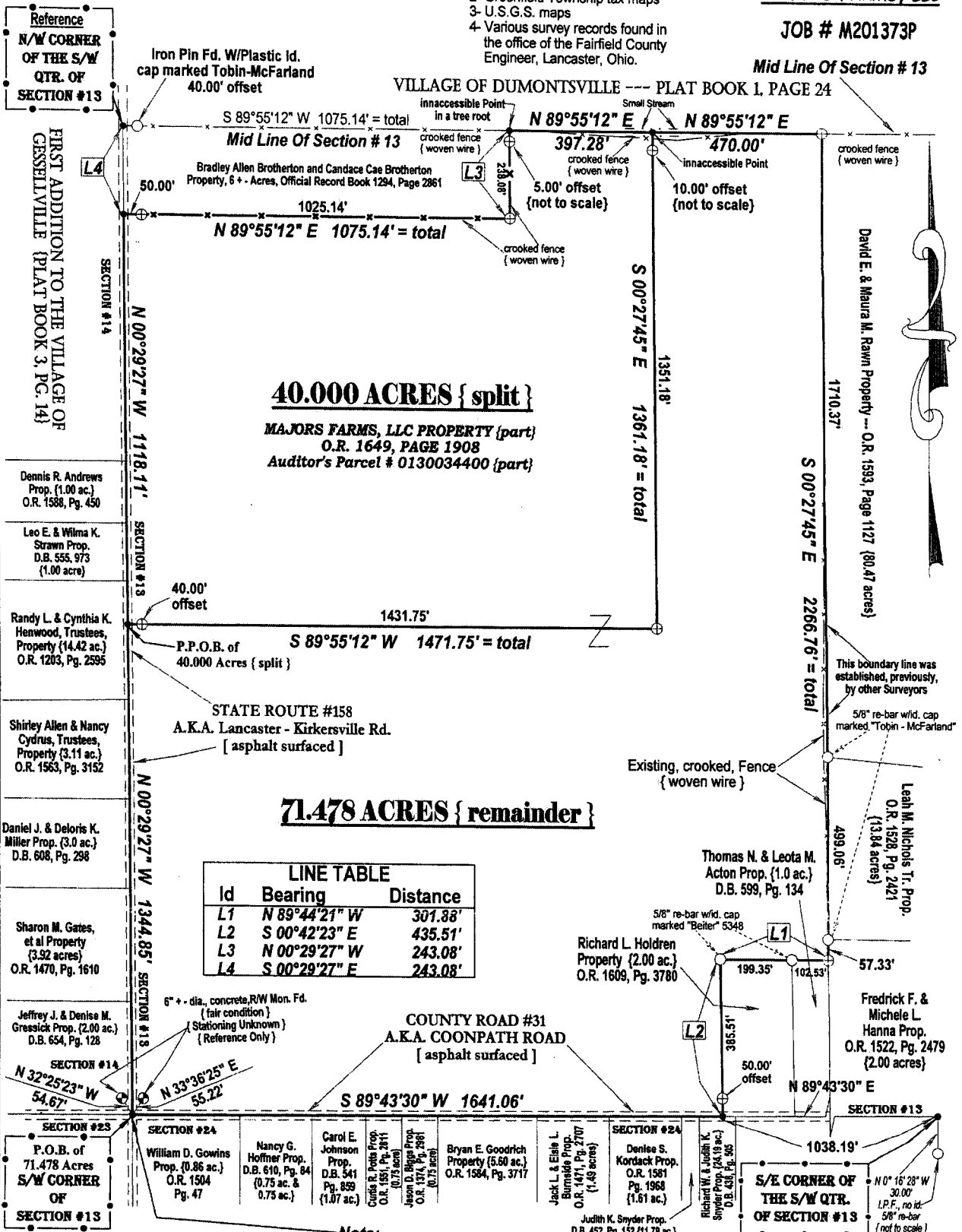
SURVEY FOR:

MAJORS FARMS, LLC

JOB # M201373P

Mid Line Of Section # 13

VILLAGE OF DUMONTSVILLE --- PLAT BOOK 1, PAGE 24



Note:

Wayne A. Knisley, obtained a Right of Way monument report, for State Route # 158, from the O.D.O.T., District 5, Jackson, Ohio. The O.D.O.T. report did not provide R/W monument information that would encompass the subject area near the intersection of State Route # 158 and "Coon Path Road". The Hwy. Right of Way plan, FAI-158-01.55 shows that the intersection of "State Rt. # 158" and "Coon Path Rd" as being Station 144 + 63.8 +- (i.e. approximate Station, only)

NOTE:

This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. # 7231 on December 5, 2013.

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN (as noted hereon)
- EXIST., concrete, R/W MONUMENT
- POINT {nothing set}

GRAPHIC SCALE

1" Inch = 300' Feet



WAYNE A. KNISLEY, Ohio P.S. # 7231
DATE: December 5, 2013