

Capper

PerfectForm F4 40

PROBATE COURT OF LAWRENCE COUNTY, OHIO C. DAVID PAYNE, JUDGE

2017 MAY 13 PM 3:05
DAVID PAYNE JUDGE
LAWRENCE CO., OH

FREDDIE LEE HAYES AKA FREDDIE L. HAYES AKA FRED HAYES
• ESTATE OF AKA FREDDIE HAYES, DECEASED
CASE NO. 12AM017742

CERTIFICATE OF TRANSFER

NO. 4

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on 04/05/2016 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Freddie Lee Hayes Testamentary Trust	P.O. Box 619 Proctorville, OH 45669	ALL

Transferred

6/8/17

Jason C. Stephens

LAWRENCE COUNTY AUDITOR



Doc ID: 003806750023 Type: DEE
Recorded: 06/08/2017 at 11:29:55 AM
Fee Amt: \$196.00 Page 1 of 23
Lawrence County, OH
SHARON GOSSETT HAGER COUNTY RECORDER
File# 2017-00003461

BK 900 PG 761-783

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

FEE \$

EXEMPT ☒

JASON C. STEPHENS, County Auditor

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ in favor of decedent's surviving spouse, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

12.1 - CERTIFICATE OF TRANSFER

Amended: March 1, 2014

Discard all previous versions of this form

mail - Capper
73

(Reverse of Form 12.1)

CASE NO. _____

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

See attached descriptions

Prior Instrument Reference:

Parcel No:

This instrument was prepared by Donald R. Capper, Attorney, P.O. Box 619, Proctorville, OH 45670

ISSUANCE

This Certificate of Transfer is issued this 18th day of May

JEROME CATANZARO, Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 4 issued on 5-18 2017 and kept by me as custodian of the official records of this Court.

Date 5-18 2017

JEROME CATANZARO, Judge

By [Signature]
Deputy Clerk

12.1 - CERTIFICATE OF TRANSFER
PAGE 2

Amended: March 1, 2014

Discard all previous versions of this form

REAL ESTATE DESCRIPTIONS FOR CERTIFICATE OF TRANSFER NO. 4 IN THE
ESTATE OF FREDDIE LEE HAYES AKA FREDDIE L.
HAYES AKA FREDDIE HAYES ESTATE

The following described real estate situated in the Township of Rome, County of Lawrence and State of Ohio:

The following described real estate situate in Sections 13 and 19, T.2, R.15, Rome Township, Lawrence County, Ohio, and being the West part of the O.C.P. Lots 701, 702, 703 and 704, and the West part of the same lands recorded to G.G. Creamer and G. L. Creamer, a joint life estate with the remainder in fee simple to the survivor, in Deed Volume 347, Page 127, and more particularly described as follows:

Beginning at a point the center-line of State Route No. 7, and on the lot line between O.C. P. Lots 700 and 701, thence N.85°00' W. With the said lot line 6350 feet \pm to the West Section Line of Section 19;

Thence S. 5°00'W. with the Section line between Sections 19 and 25 a distance of 2760 feet \pm ;

Thence S.85°00' E. with the Lot Line between O.C.P. Lots 704 and 705 a distance of 3050 feet \pm ;

Thence N.22°30'E. with the Jimmie C. Swain line 1020 feet \pm ;

Thence S. 85°00'E. with the Swain North line 2440 feet \pm to the center-line of State Route 7;

Thence N. 37°00'E. with the said State Route No. 7 a distance of 430 feet \pm ;

Thence N.17°53'E. With the said State Route 1459.29 feet to the point of BEGINNING, containing 323.08 Acres, more or less.

All of Tax Parcel No: 18-190-1500, 18-190-1700, 18-190-1800 and 18-191-0100 (being carried on the Auditor's Tax Parcel as (288.21 Acres).

The above description was prepared from measurements taken from the U.S.G.S. Topo Map and the County Engineers Tax Map.

This description was prepared by Charles K. Platt, Registered Land Surveyor, No. RLS-6244, January 11, 1987.

Corrected By Charles K. Platt

Parcel Nos. 18-190-1500.000 225.08 Acres
Saving and Excepting herewith 29.45 Acres, 1.86 Acres, 2.43, .83 Acres, .74 Acres, .68, 6.44 Acres, 4.66 Acres, 4.07 Acres, leaving a balance to be conveyed, of 140.38

Acres.

18-190-1700.000	21.00 Acres
Saving and Excepting herefrom 4.07 Acres to Paul and Bonnie Wireman, OR Book 132, Page 500, leaving 16.93 Acres to be conveyed	
18-190-1800.000	25.00 Acres
18-191-0100.000	52.00 Acres

Total 234.31

Last Source of Title See: Vol. 537, Page 730, Deed Records of Lawrence County, Ohio.

Subject to all easements, restrictions, reservations and rights of way of record in previous deeds.

ALSO:

Real estate situated in the Township of Rome, County of Lawrence and State of Ohio; to wit:

Being Lot 1 of Edgewood Subdivision, less 23,550 Square feet.

Parcel No: 18-190-1500.060

Last Source of Title See: Vol. 537, Page 729, Deed Records of Lawrence County, Ohio.

Subject to all easements, restrictions, reservations and rights-of-way of record.

ALSO:

Real estate situated in the Township of Windsor, County of Lawrence and State of Ohio.

SEE Situate in the South part of the N.W. 1/4 of the S.W. 1/4 of Section 13, Town 2, Range 16,
***** Windsor Township, Lawrence County, State of Ohio. Being a part of a 13.11 Acre tract in said
NOTE S. Part of the N.W. 1/4 of the S.W. 1/4, Section 13, T.2, R.16, Windsor Township, and described as follows:

SEE Beginning at a stake West side of J. Runyon Road, at the Southeast corner of the said 13.11 acre
***** tract; thence with the West side of said road, N.43 degrees 00' W. 208 chains to a stake; thence
NOTE N.31 degrees, E. 2.20 chains to a stake in the center of Guyan Creek, from which a crack in a great rock bears S. 12 1/2 degrees W. 56 links; thence down the center of creek N.58 degrees W. 524 chains to a point in center of creek; thence leaving creek S. 11°20' W. 6.18 chains to a point in the south line of said 13.11 acre tract; thence East 6.06 chains to the place of beginning and containing 2.38 Acres, more or less.

SEE Being a part of the premises conveyed to William Hayes by deed as recorded in Deed Book 139,
***** Page 482, Lawrence County, Ohio, Deed Records.
NOTE

LEGAL DESCRIPTION NOT SUFFICIENT
 FOR TAX MAPPING PURPOSES.
 NEW LEGAL DESCRIPTION REQUIRED
 UPON NEXT TRANSFER
 LAW. CO. ENGINEER

**SEE
*
NOTE**

For Last Source of Title See: Vol. 500, Page 005, Deed Records of Lawrence County, OH 45669

Subject to all easements, restrictions, reservations, covenants and rights of way in previous deeds.

**SEE
*
NOTE**

Parcel No: 32-021-0102.000

ALSO:

**SEE
*
NOTE**

Situate in the Township of Windsor, County of Lawrence and State of Ohio; to wit:

Situate in the south part of the N.W. 1/4 of the S.W. 1/4 of Section 13, Town 2, Range 16, and in the mid-E 1/2 of the S.E. 1/4 of Section 14, Town 2, Range 16, Windsor Township, Lawrence County, State of Ohio.

**SEE
*
NOTE**

Being all of the 16.37 Acre tract in the S.E. 1/4 of Section 14, R.2, R.16 and 10.73 Acres out of the 13.11 Acre tract in the S. Part of the N.W. 1/4 of the S.W. 1/4 of Section 13, T.2, R.16, Windsor Township, and described as follows: Beginning at a sycamore tree 20 inches in diameter on the South bank of Indian Guyan Creek, between Nathaniel Burcham and J.G. Rucker's land; thence S. 56 degrees 15' E. with the line between said Burcham and J.G. Rucker to the S.E. corner; thence East 8.37 chains to a point in the south line of said 13.11 acre tract; thence N.11 degrees 20'E. 6.18 chains to a stake in the center of said Guyan Creek; thence along the center of said creek the following bearings and distances; N. 28 1/2 degrees W. 1.94 chains, N.64 degrees W. 8.39 chains, N. 9 degrees 15' W. 3.50 chains, N. 79 degrees W. 5.32 chains, N.67 degrees 45' W. 2.70 chains, S. 70 degrees W. 2.28 chains, S. 36 degrees 45' W. 1.70 chains, S. 10 degrees 30' W. 2.65 chains, S. 36 degrees 45' W. 1.70 chains, S. 10 degrees 30' W. 2.65 chains, S. 79 degrees 45' W. 3.08 chains, N. 86 degrees 30' E. 0.56 chains to the place of beginning and containing 27.10 Acres, more or less.

**SEE
*
NOTE**

Of the above 27.10 Acre Tract, 10.73 Acres is out of the 13.11 Acre tract in Section 13, T.2, R.16, Windsor Township.

Being a part of the premises conveyed by William Hayes by A.C. Freeman, et al., by deed dated February 15, 1933 and recorded in Lawrence County Deed Records, Volume 137, Page 482, Deed Records of Lawrence County, OH.

**SEE
*
NOTE**

Subject to all easements, restrictions, covenants, reservations and rights of way of records in previous deeds.

Parcel No: 32-021-0101.000 (10.73 Acres)

Parcel No: 32-024-0100.000 (16.37 Acres)

Last Source of Title See: Vol. 377, Page 554, Deed Records of Lawrence County, Ohio.

ALSO:

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

The following real estate situated in Windsor Township, Lawrence County and State of Ohio and being more further described as follows: Exhibit A

**SEE
*
NOTE**

Parcel No: 32-024-0400.000 (.20 Acre)
Parcel No: 32-024-0200.000 (67.80 Acres)

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

Last Source of Title See: Vol. 498, Page 873, Deed Records of Lawrence County, OH.

Subject to all easements, restrictions, reservations, covenants and rights of ways in previous deeds.

SEE
*
NOTE

the following described Real Estate, situate Windsor Township, in Lawrence County, Ohio, to-wit: A part of the S. W. 1/4 of the S.E. 1/4 of Sec. 14, Township 2, Range 16, beginning at the N.W. corner of said S.E. 1/4 of said S.E. 1/4 at a stone; thence S. 67 1/2 deg. W. 16.89 chs. to the middle of Guyan Creek to the lines between C.K. Wall and the said John A. Neal; thence down said creek along said line S. 21 E. 75 chs. S. 31 E. 205 chs. S. 7.42 chs. to the line between said John A. Neal and John L. Stewart; thence along said line E. 0.48 chs. S. 80 3/4 deg. E. 2.38 chs. N. 66 E. 03.31 chs. N. 6 3/4 E. 1 chs. N. 40 1/4 3.45 chs. N. 36 3/4 E. 2.41 chs. N. 55 E. 5.88 chs. N. 38 1/2 E. 1.08 chs. N. 6.50 chs. to the place of beginning and containing 14.25 acres.

SEE
*
NOTE

Also a part of the N.E. 1/4 of the S.E. 1/4 of Sec. 14, Township 2, Range 16, beginning at the S.W. corner of said lot at a stake and a stone; thence E. 19.98 chs. to the S.E. corner of said lot; thence N. 56 1/4 W. 9.43 chs. to a stake and stone, corner to Jasper G. Rucker's land; thence S. 65 N. 1304 chs. to the place of beginning and containing 5.54 acres, more or less.

SEE
*
NOTE

Also the following described real estate situated in Windsor Township, Lawrence County, Ohio, to-wit: Being in Sec. 14, Township 2, Range 16, being a part of the S.W. 1/4 of the S.E. 1/4 beginning at S.E. corner of said 1/4 at a stake and stone from which a Hickory 10 in. in diameter bears S. 4 deg. E. 22 links and a Hickory 10 in. in diameter bears N. 81 W. 15 1/2 links; thence N. 13.57 chs. to a stake in the bed of the rivulet from which a Beech 8 in. in diameter bears S. 79 deg. E. 36 links and a Beech 8 in. in diameter bears S. 60 deg. W. 26 links; thence 44 3/4 W. 2.44 chs. to a stake; thence S. 52 3/4 deg. W. 3.38 chs. to a stake; thence S. 35 1/2 deg. 3.20 chs. to a stake from which a Sycamore 11 in. in diameter bears S. 51 W. 20 links and a Sugar tree 15 in. in diameter bears N. 4 deg. W. 30 1/2 links; thence along the bed of said Rivulet S. 45 deg. W. 1.50 chs.; thence S. 38 3/4 W. 1.70 chs.; thence S. 4 deg. W. 1 chs.; thence S. 67 deg. W. 1.57 chs.; thence S. 66 deg. W. 2.73 chs.; thence 18 deg. W. 1.35 chs. to a stake in the middle of Guyan Creek from which a Sycamore 15 in. in diameter bears 19 deg. E. 48 links and a Black Gum 8 in. in diameter bears N. 49 3/4 deg. E. 1.19 links; thence 63 1/4 deg. E. 1.79 chs. to a stake on the bank of the creek from which a Sycamore 10 in. in diameter bears N. 63 chs. and 32 links and an Elm 8 in. in diameter bears S. 2 1/2 deg. E. 59 links; thence E. 11.33 chs. to the place of beginning and containing 7.43 acres, more or less.

SEE
*
NOTE

EXHIBIT

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A

SEE
*
NOTE

Also, a part of the S.W. 1/4 of the S.E. 1/4 of Sec. 14, Township 2, Range 16, beginning at the S.E. corner of said 1/4 at a stake and stone from which a Hickory 10 in. in diameter bears S. 4 deg. E. 22 links and a Hickory 10 in. in diameter bears N. 21 deg. W. 15 1/2 links; thence N. 13.57 chs. to a stake in the bed of the riverlet from which a Beech 8 in. in diameter bears S. 78 deg. E. 36 links and a beech 8 in. in diameter bears S. 66 deg. W. 26 links; thence S. 44 3/4 deg. W. 2.44 chs. to a stake S. 52 3/4 deg. W. 3.28 chs. to a stake; thence S. 98 1/2 W. 3.30 chs. to a stake from which a Sycamore 4 in. in diameter bears S. 51 deg. W. 20 links and a Sugar tree 15 in. in diameter bears N. 4 deg. W. 30 links; thence along this riverlet S. 43 deg. W. 1.50 chs.; thence S. 38 3/4 W. 1.71 chs.; chs. thence S. 4 deg. W. 1 ch.; thence S. 67 deg. W. 1.58 chs. thence S. 66 W. 273 chs.; thence S. 18 deg. W. 138 chs. to a stake in the middle of Guyan Creek to which a Sycamore 15 in. in diameter bears S. 19 deg. E. line to a S. Gum 8 in. in diameter bears N. 49 deg. 14 E. 19 links; thence 63 1/4 E. 1.79 chs. to a stake on the bank of the creek from which a Sycamore 10 in. in diameter bears N. 63 deg. W. 32 links and an Elm 8 in. in diameter bears 2 1/2 E. 59 links; thence E. 32 chs. to the place of beginning and containing 40.57 acres, more or less.

SEE
*
NOTE

Also a part of the S.W. 1/4 of the S.E. 1/4 of Sec. 14, Township 2, Range 16 beginning at a stake in the middle of Guyan Creek, from which the S.W. corner of said S.W. 1/4 of the S.E. 1/4 of said Sec. bears N. 200 links; thence E. 2 chs. and 50 links to a stake; thence 43 deg. W. 2 chs. and 25 links to a stake in the middle of Guyan Creek; thence following said creek 30 1/2 deg. W. 1 ch. and 90 links to place of beginning, containing 1/5 of an acre.

SEE
*
NOTE

And also the following described real estate situated in Windsor Township, County of Lawrence and State of Ohio, to-wit: commencing in the center of the Scottown and Proctorville Pike, at the line of Alta Bowen and Tom Walls, lands and a culvert under the pile; thence down the Ravine of said Culvert in an Easterly direction to the center of Guyan Creek; thence up the center of said creek to the line of C.K. Wall; thence West with said C.K. Wall line to center of Scottown-Proctorville Pike; thence S. with center of said Pike to the place of beginning, and containing 1/2 acre, more or less. Being in all 68.50 acres, more or less. Less the 1/2 acre more or less, last described in this Deed, being in all, 68 acres, more or less. And also the said grantee is to have a 12 foot right-of-way to the Scottown and Proctorville Road through the last 1/2 acres described in this Deed.

SEE
*
NOTE

Being the same premises which were conveyed to William Elijah Bowen and Nora Bowen by Bill Hayes and Virginia Hayes by Deed dated April 8, 1947, and recorded in Vol. 184, Page 189 of the Lawrence County Deed Records.

For last source of title see Volume 268, Page 341, Deed Records of Lawrence County, Ohio.

Deed No. 32-024-0400, 32-024-0200.

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

ALSO:

The following described real estate in the Township of Windsor Township, Lawrence County, Ohio and more particularly described in Exhibit B.

Parcel One: 32-082-1800.000 (17.30 Acres)

Last Source of Title See: Vol. 633, Page 215, Deed Records of Lawrence County, Ohio.

**SEE
*
NOTE**

Parcel Two: 32-083-0303.000 (3.57 Acres)

Last Source of Title See: Vol. 633, Page 215, Deed Records of Lawrence County, Ohio.

**SEE
*
NOTE**

Parcel Three: 32-083-1321.000 (0.05 Acre)

Last Source of Title See: vol. 633, Page 215, Deed Records of Lawrence County, Ohio.

Parcel Four: 32-083-1308.000 (Lot 8 Tecumseh Village)

Last Source of Title See: Vol. 633, Page 215, Deed Records of Lawrence County, Ohio.

Parcel Five: 32-083-1309.000 (Lot 9 Tecumseh Village)

Last Source of Title See: Vol. 633, Page 215, Deed Records of Lawrence County, Ohio.

Parcel Six: 32-083-1300.000 (58.64 Acres)

Carried as 62.26 Acres, Saving and Excepting therefrom 2.17, to Lawrence County, Parcel 32-083-1300.015, .81 Acre to Jason and Brandy Adkins, parcel 32-083-1300.016 and .64 Acre to Paul and Diana Pierce, 32-083-1300.017, leaving a balance to be conveyed of 58.64 Acres.

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

PARCEL ONE:

Being the S. ½ of the N.E. 1/4 of the N.E. 1/4 of S-35, T-2, R-16, and containing 19.00 acres more or less. Excepting 1.20 acres as recorded in D.B. 395, Page 243 of the Lawrence County, Ohio, Record of Deeds, leaving 17.80 acres to be transferred and listed on the 1980 Auditor's Duplicate as Parcel No. 32-082-1800. Also Excepting .11 acres conveyed by deed recorded in Deed Volume 517, Page 726, and .39 acres conveyed by deed recorded in Deed Volume 573, Page 119, Deed Records of Lawrence County, Ohio, leaving a balance of 17.30 acres.

Parcel No. 32-082-1800.

PARCEL TWO:

SEE
*
NOTE

Situate in the W ½ of the N.E. 1/4 of Section 35, Town-2, Range-16, and containing 10.11 acres more or less by survey. Excepting from the above 10.11 acre tract, a 5.81 acres and a 0.73 acre as recorded in D.B. 360, page 312, of the Lawrence County, Ohio Record of Deeds, and leaving 3.57 acres to be conveyed, and listed on the 1980 Auditor's Duplicate as Parcel No. 32-083-0303.

Parcel No. 32-083-0303.

SEE
*
NOTE

PARCEL THREE:

Being a part of a 0.27 acre tract in said East one-half of the northeast quarter of Section 35, T-2, R-16, Windsor Township and described as follows: Beginning at a stake in the centerline of Wolf Creek County Road No. 66, and S. 75 deg. 36' W. 140 feet from a corner of Edward M. and Sally M. Poston property, said point being at the Southeast corner of said 0.27 acre tract; thence leaving road N. 13 deg. 45' W. 150 feet to a pin at the northeast corner of said 0.27 acre tract; thence along north line of said 0.27 acre tract S. 76 deg. 15' W. 15 feet to a point in north line of said 0.27 acre tract; thence S. 13 deg. 45' E. 150 feet to a point in the centerline of Wolf Creek Road, and in south line of said 0.27 acre tract; thence N. 75 deg. 36' E. 15 feet to the place of beginning and containing 0.051 of an acre, more or less.

SEE
*
NOTE

The above 0.05 acre tract shown on the 1980 Auditor's Duplicate as Parcel No. 32-083-1321.

Parcel No. 32-083-1321

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER



PARCEL FOUR:

Being Lot No. 8 of Tecumseh Village Subdivision as recorded in Plat Book No. 7, page 73, and Plat Book No. 7, page 127, of the Lawrence County, Ohio record of Plats, and shown as Parcel No. 32-083-1300.

Parcel No. 32-083-1300.

PARCEL FIVE:

Being Lot No. 9 of the Tecumseh Village Subdivision as recorded in Plat Book No. 7, page 73, and Plat Book No. 7, page 127, of the Lawrence County, Ohio Record of Plats, and shown as Parcel No. 32-083-1309, on the 1980 Auditor's Duplicate.

Parcel No. 32-083-1309.

PARCEL SIX:

Being the S. 1/4 of the N.E. 1/4 of Section 35, Town-2, Range-16, and containing 80.00 acres more or less.

Excepting the following tracts:

0.87 acre, Deed Book 374, Page 434

0.73 acre, Deed Book 375, Page 223

0.10 acreage change on 1970 Duplicate from 78.40 to 78.30 acres.

7.59 acre Tecumseh Village S.D. Plat Book 7, Page 73

1.26 acre Deed Book 420, Page 365

0.51 acre Deed Book 442, Page 346

0.29 acre Deed Book 429, Page 46

0.45 acre Deed Book 438, Page 425

0.25 acre Deed Book 438, Page 346

Error in transfer of acre in D.B. 422, Page 346, should have been transferred 0.05 acre instead of 0.51 acre, causing at this point

0.46 acre to be added to acreage on duplicate.

1.00 acre Deed Book 427, Page 32

The above exceptions making a total of 12.59 acres conveyed out of original tract leaving 67.41 acres to be conveyed by this instrument and shown as Parcel No. 32-083-1300 on the 1980 Auditor's Duplicate.

Excepting .51 acres conveyed in Deed Volume 486, Page 282, .37 acres conveyed in Deed Volume 533, Page 113, 3.87 acres conveyed in Deed Volume 488, Page 543, .45 acres conveyed in Deed Volume 548, Page 712, .01 acre conveyed in Deed Volume 581, Page 732, .72 acre conveyed in Deed Volume 582, Page 188, .63 acre conveyed in Deed Volume 584, Page 166, .25 acre conveyed in Deed Volume 591, Page 705, .51 acres conveyed in Deed Volume 593, Page 64, .97 acres conveyed in Deed Volume 600, Page 516, Carried on the 1981 Auditor's Duplicate as 66.68 acres, with a current balance

of 62.26 acres. Saving and excepting, 2.17 to County of Lawrence

Parcel 32-083-1300, 1.81 Ac. to Jason and Brandy Adkins

Parcel 32-083-1300, 0.16 and .14 to David and Diane Pience, parcel

Last Source of Title, See Deed Volume 633 Page 215 Deed Records 32-083-1300.0 of Lawrence County, Ohio.

Leaving a balance of 58.64
Acres

ALSO:

SEE Real estate situate in the Township of Windsor, County of Lawrence and State of Ohio. See
* Exhibit E. full description.

NOTE

Parcel No: 32-084-1700.000 (.55 Acre)

SEE Saving and Excepting 6.15 Acres to Wanda L. And Trina Collier, parcel 32-084-1700.001,
* and 0.55 Acres to Dollie F. Gillen, parcel 32-084-1700.002, leaving a balance of .55 Acre to be
conveyed.

NOTE

Last Source of Title See: Vol. 518, Pg. 384, Deed Records of Lawrence County, Ohio.

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

their heirs and assigns forever,

SEE
*
NOTE

A certain tract of land situate in the State of Ohio, Lawrence County, Windsor Township, Range 16, Township 2, Section 35 and being in the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 35, and also being South of Old Wolf Creek Channel and East of Indian Guyan Creek and more particularly bounded and described as follows;

Beginning in the center of a bridge across Indian Guyan Creek on County Road No. 65; thence, leaving said road and with the center of said Indian Guyan Creek,

North 25° 15' East 63.35 feet; thence,

SEE
*
NOTE

North 08° 15' West 67.54 feet to a point at the intersection of Wolf Creek (Old Channel) and the Southwest corner of the lands of H. Robert Gillen; thence, leaving said Indian Guyan Creek and with the center of said Wolf Creek (Old Channel) and the lands of said Gillen as follows;

North 81° 15' East 78.39 feet; thence,

South 36° East 55.80 feet; thence,

South 85° 12' East 134.43 feet; thence,

South 76° 40' East 26.02 feet to the Southeast corner of the lands of H. Robert Gillen, and the lands of Fred Hayes; thence, with the said Hayes land,

SEE
*
NOTE

South 00° 45' West 51.60 feet to the center of New County Road No. 65 and the lands of Ray Huff; thence, with the center of said Road and the North line of the lands of Ray Huff,

South 85° 23' West 288.70 feet to the place of beginning containing a total of 0.55 Acres more or less, of which 0.45 Acres is in the right of way of said Road. Attached is a plat showing the above described tract and made a part of this description.

The above described tract of land is a part of the same land as that described in a deed from Thomas Lester and Connie Lester to J. O. Butcher and Fred Hayes, Recorded July 28, 1971 in Deed Volume 370 Page 556. Also J. O. Butcher conveyed his 1/2 of 1/2 interest to Harvey W.

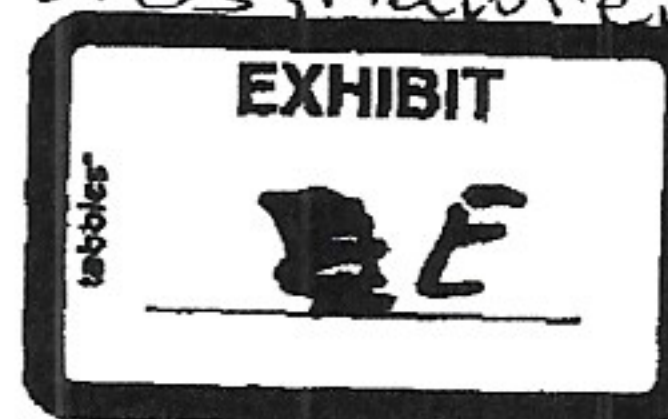
SEE
*
NOTE

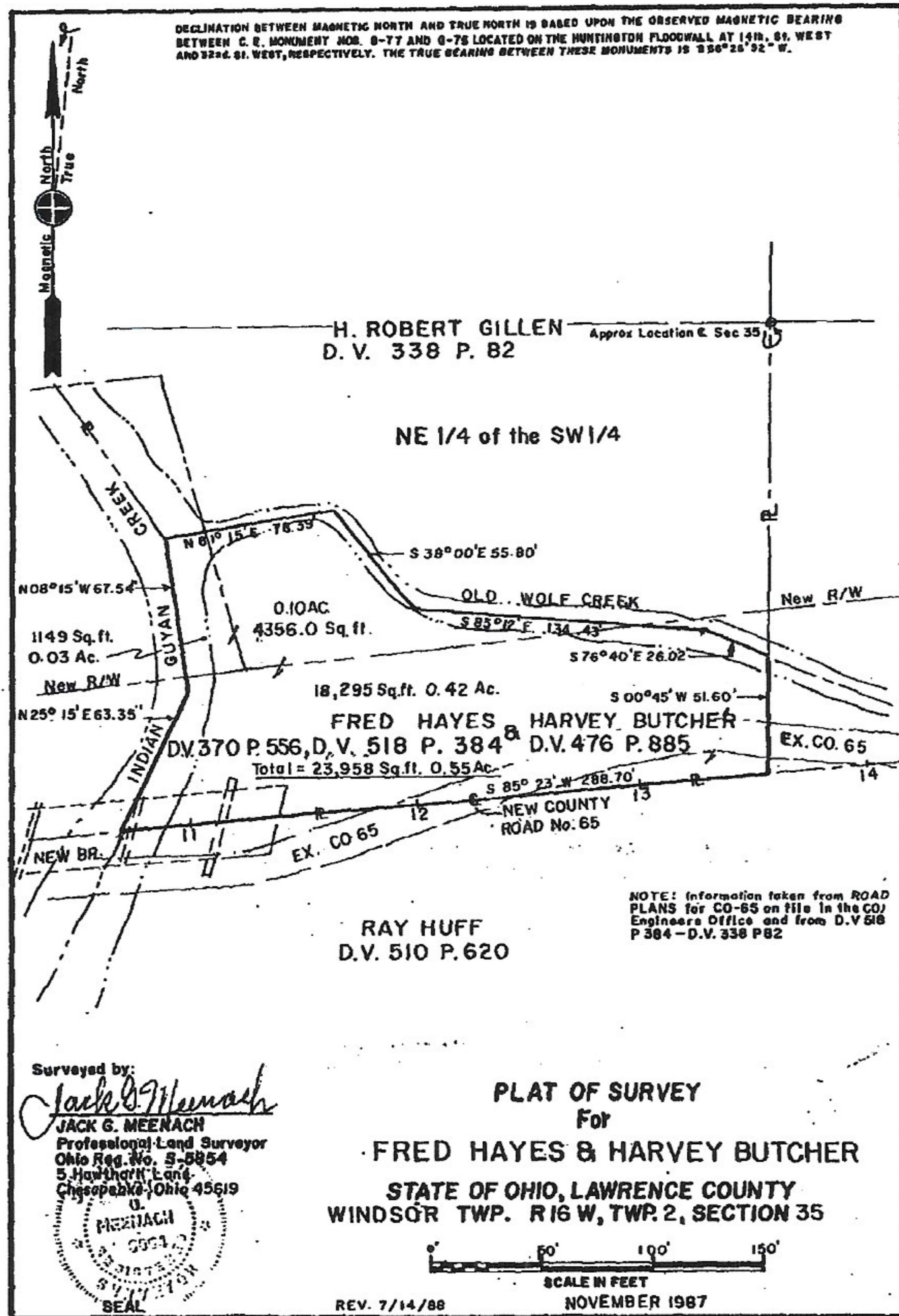
LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
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UPON NEXT TRANSFER
LAW. CO. ENGINEER

Butcher and Opal M. Butcher by Deed Volume 476 Page 885 dated 1 February 1982. Also J. O. Butcher conveyed all his interest to Fred Hayes by Deed Volume 518 Page 384, Recorded December 9, 1986. All in the records of Lawrence County, Ohio.

Parcel No. 32-084-1700

Saving and Excepting 6.15 acres to Wanda L and Trina Collier Parcel 32-084-1700.001 and 0.55 Acres to Doris F. Gillen Parcel 32-084-1700.002, leaving a balance of 0.55 Acres to be conveyed
has + Source Title, 518, Pg 384, Deed Records, Lawrence County Ohio.





ALSO:

Real estate located in the Township of Windsor, County of Lawrence and State of Ohio.

SEE
***** Highway Easement as set forth in Exhibit D.

NOTE Parcel No: 32-083-1701 (1.10 Acres)

SEE
***** Last Source of Title See: 633, Page 220, Deed Records of Lawrence County, Ohio.

NOTE

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

SEE
*
NOTE

Situated in the Township of Windsor, County of Lawrence and State of Ohio, and known as being a part of Section 35, Town 2 North, Range 16 West, and more fully bounded and described as follows: Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book 8, Page 33, of the records of Lawrence County and being located within the following described points in the boundary thereof; Beginning at a point 3.56 feet left from Station 284 plus 55.94 in the centerline of a survey made by the Ohio Department of Transportation on State Route 775, Section 5.39, Lawrence County, Ohio, said point also being the north East property of William and Sally Spence; thence with said Owners' southerly property line south 73 degrees 42 minutes West, passing an iron pin at 17.98 feet and continuing for a total distance of 47.83 feet to a point 45 feet left from Station 284 plus 32.05; thence North 9 degrees 53 minutes 04 seconds West 237.76 feet to a point 140 feet left from Station 286 plus 50; thence North 7 degrees 36 minutes 45 seconds East 128.96 feet to a point 153.60 feet left from Station 287 plus 78.24, said point being on the said Owners' northerly property line; thence with said property line for the next two (2) bearings and distances (1) North 73 degrees 22 minutes East 62.06 feet to an iron pin, being 91.62 feet left from Station 287 plus 75.03; thence North 86 degrees 20 minutes East crossing the proposed centerline at Station 288 plus 23.20, said point being on the centerline of existing State Route 775, also being Owners' north east property corner; thence with Owners' easterly property line for the next three (3) bearings and distances: (1) South 29 degrees 26 minutes 06 seconds West 23.74 feet to a point 56.29 feet right from Station 288 plus 00.36; (2) South 27 degrees 45 minutes West 96.31 feet to a point 32.85 feet right from Station 287 plus 06.94; (3) South 21 degrees 55 minutes 15 seconds West 253.63 feet to the place of Beginning, containing 1.10 acres, more or less, including the present road which occupies 0.26 of an acre, more or less.

SEE
*
NOTE

SEE
*
NOTE

Parcel No. ~~32~~-083-1701 (1.10 Acres)



ALSO:

Real Estate Situated in the Township of Union, County of Lawrence and State of Ohio.

Being Lot No. 178 of Brentwood Village Subdivision, Section 28, T.1, R.16W as delineated in Plat Book 8, Pg.167, of the Plat Records of Lawrence County, Ohio.

Parcel No: 23-112-0744.40.040

Last Source of Title See: Vol. 567, Page 625, Deed Records of Lawrence County, Ohio.

ALSO:

Real Estate situated in the Township of Union, County of Lawrence and State of Ohio.

Being Lot No. 143 of Brentwood Village Subdivision, Section 28, T.1, R.16W as delineated in Plat Book 8, Pg. 167, of the plat Records of Lawrence County, Ohio.

Parcel No: 23-112-0744.017

Last Source of Title See: Vol. 567, Page 625, Deed Records of Lawrence County, Ohio.

ALSO:

The following described real estate located in the Township of Union, County of Lawrence and State of Ohio.

Tract 2 of the New Hope Subdivision 1.82 Acres.

Saving and Excepting therefrom, 0.54 Acres, to Kenneth and Valerie Flesher, Vol. 455, Pg. 126, in 1979, 0.48 Acres to David B. and Jeanie Albright, 460, Pg. 694 in 1979, 0.73 Acres to David B. and Jeanie Albright, Vol. 476, Pg. 01, in 1981.

Last Source of Title See: Vol. 573, Page 131, Deed Records of Lawrence County, Ohio.

Parcel No. 23-078-0537.000

ALSO:

Real estate situate in Windsor Township, Lawrence County and State of Ohio:

SEE
*
NOTE

Being in Sec. 35, T.2, R.16 and being a part of a 52.00 acre tract, Parcel 32-083-1400.

SEE
*
NOTE

Beginning at a point at the intersection of the center line of State Route 775 and County Road 66 and near a bridge across Wolfe Creek; thence with center line of S.R. 775, N. 11°04'W. 213.8 feet to a point in front of a barn; thence continuing with the center line of said Route 775 N. 14°14' W. 280.7 feet to a point; thence leaving the road N.75°46'E. 232.5 feet to a point in the field; thence S. 13°58' E. 493.54 feet to a point in the center line of County Road 66; thence with said center line of County Road 66 S. 75°36'W. 241 feet to the place of BEGINNING.

Containing 2.67 acres more or less.

SEE
*
NOTE

Saving and Excepting herewith 1.85 Acres to Jason and Brandy Adkins, parcel 18-083-1401.000

Leaving and balance to be conveyed in parcel 32-083-1401.00

Last Source of Title See: Vol. 510, Page 143, Deed Records of Lawrence County, Ohio.

SEE
*
NOTE

Parcel 32-083-1401.000

Surveyed by Joe Sisler, Reg. Engineer.

LEGAL DESCRIPTION NOT SUFFICIENT
FOR TAX MAPPING PURPOSES.
NEW LEGAL DESCRIPTION REQUIRED
UPON NEXT TRANSFER
LAW. CO. ENGINEER

Subject to all easements, covenants, rights-of-ways, restrictions and reservations of record.

ALSO:

(Description for Real Estate Formerly known as the Quality Farm & Fleet Building)
(King's Daughters Family Care and Heck's Inc.)

All that certain lot or parcel of land situate in the Township of Union, Lawrence County, State of Ohio, being a parcel of land lying in Fractional Section 25, T.1, R.16, and more particularly described as follows:

BEGINNING at a 1 inch in diameter steel reinforcing bar set in the eastern right of way line of the East Huntington Bridge, said point of beginning being located South 10°20' West, a distance a distance of 248.93 feet from the point of intersection of the southern right of way line of Ohio Route 7 and the eastern right of way line of the East Huntington Bridge; thence South 81°25' East; thence South 81°25' East, a distance of 364.20 feet to a point; thence South 11°44' West a distance of 134.66 feet to a point; thence South 8°35' West a distance of 523.00 feet to a point; thence North 81°25' West a distance of 376.88 feet to a 1 inch diameter reinforcing bar set in the eastern right of way line of the East Huntington Bridge; thence with eastern right of line of the East Huntington Bridge, North 10°20' East a distance of 657.76 feet to the point of beginning and containing 5.55 Acres more or less, as surveyed August 22, 1989, by Jack L. Roy, L.L.S. S-005093. Said Acreage was corrected on Lawrence County Auditor's Plat Book 10, Pg. 9, to 5.56 Acres by Charles K. Platt, Ohio Registered Surveyor, OHIO RLS-6244. See copy of the attached change in acreage, recorded on January 28, 2000, in Plat Book 20, Pg. 9, Plats of Lawrence County, Ohio.

This conveyance is made subject to all reservations, covenants, easements, restrictions, rights of ways and conditions of record affecting the subject property in previous deeds.

Parcel No: 25-065-0800.004 (5.56 Acres)

NEW PARCEL # = 26-073-1409 FOR ANNEXATION INTO PROCTORVILLE

Last Source of Title See: Vol. 578, Page 593, Plat Book 10, Pg. 9, Deed Records of Lawrence County, Ohio,

ALSO: The following easement.

Being a part of Parcel "C" as shown on a plat of survey entitled J. Mack Fulks (a.k.a. O. M. Fulks), predecessor in title and his heirs and assigns for ingress and egress the same being located and described as follows; to wit: Being in Fractional Section 25, Town 1, R.16, Union Township, Lawrence County, Ohio, and more particularly described as follows:

BEGINNING at a point in the eastern right of way line of the East Huntington Bridge, said point of beginning being located South 10°20' West a distance of 248.93 feet from the point of intersection of the southern right of way line of Ohio Rt. 7 and the eastern right of way line of the East Huntington Bridge; thence South 81°25' East, a distance of 364.20 feet to a point; thence South 11°44' West a distance of 30.05 feet to a point; thence North 81°25' West a distance of 351.06 feet to a point; thence South 10°20' West a distance of 627.75 feet to a point; thence North 81°25' West a distance of 12.40 feet to a 1 inch in diameter reinforcing bar set in the eastern right of way line of

the East Huntington Bridge, North 10°20' East a distance of 657.76 feet and containing 0.43 of an acre, more or less, as surveyed in November 1984, by Stephen DeBarr, P.E. Ohio Reg. Prof. Engineer No: L-49547, for Heck's properties , Inc.

Recorded at Vol. 481, Pg. 810, Deed Records of Lawrence County, Ohio.

Transferred
1-28-2000
Ray T. Dutey
LAWRENCE COUNTY AUDITOR

VILLAGE OF PROCTORVILLE
FRACTIONAL SECTION 25, T1, R17
UNION TOWNSHIP, LAWRENCE COUNTY, OHIO

PROPERTY DESCRIPTION FOR PROPOSED ANNEXATION of 19.60 ACRES

The following described real estate situate in the Fractional Section 25, T1, R16, Union Township, Lawrence County, OHIO, lying South of the South right-of-way line of State Route No. 7, West of the Proctorville Corporation West line, and North of the Ohio River, being the South part of Lot-5 of the James Buffington survey, and more particularly described as follows:

1. BEGINNING at a point on the South right-of-way line of State Route No. 7 and on the Proctorville Corporation West line;
Thence S5°-01'W with the said Corporation West line 1154.57 feet to Low Water Mark of the Ohio River;
2. Thence N77°-28'W with the said Low Water Mark of the Ohio River 807.00 feet to a point on the East right-of-way line of the East Huntington Bridge;
3. Thence N10°-21'E a distance of 1130.91 feet to the South right-of-way line of State Route No. 7;
4. Thence with the South right-of-way line of the said State Route No. 7 the following courses and distances:
S72°-46'E a distance of 50.85 feet to the East side of a 16 foot wide ingress right-of-way;
S77°-16'E a distance of 319.57 feet to the Northeast corner of the McDonalds lot;
N65°-52'E a distance of 24.99 feet;
S77°-16'E a distance of 230.00 feet;
S81°-37'E a distance of 78.97 feet to the point of BEGINNING, containing 19.60 Acres, more or less.

TITLE HOLDER	SOURCE OF TITLE	PARCEL NO.
Anthony Fulks	D.V. 550, pg. 217	25-065-0800.000 (3.15 Ac.)
Anthony Fulks	D.V. 558, pg. 446	25-065-0800.003 (0.85 Ac.)
Anthony Fulks	D.V. 550, pg. 211	25-065-0800.007 (1.03 Ac.)
Anthony Fulks	D.V. 550, pg. 213	25-065-0800.008 (0.93 Ac.)
Fred Hayes & Danny Holschuh	D.V. 578, pg. 593	25-065-0800.004 (5.56 Ac.)
Kroger Corporation	D.V. 517, pg. 169	25-065-0800.001 (5.75 Ac.)
Kroger Corporation	D.V. 517, pg. 169	25-065-0800.002 (2.33 Ac.)

This description was prepared by Charles K. Platt, Engineer and Registered Land Surveyor, OHIO RLS-6244.



Charles K. Platt
Charles K. Platt
48 Twp. Rd. 1198, Miller St.
Chesapeake, OH 45619
Phone: 740-867-6053
September 13, 1999

LAWRENCE COUNTY, OHIO
PRESENTED FOR RECORD AT:

DESCRIPTION APPROVED
LAWRENCE CO. ENGR. 00 JAN 31 AM 11:17
Date: 1-28-2000
By: *Gary Murnahan* REC'D 10 PAGE 9
91.20

000672

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

FEE \$

EXEMPT ☒

RAY T. DUTEY, County Auditor

Plat Book 10 PAGE 9

BRUCE TRENT
President
PAUL H. HERRELL
GEORGE R. PATTERSON



VETERANS SQUARE - LORAIN, OHIO 45638
(740) 633-4300 • FAX: (740) 533-4370
E-mail: lawco@zoomnet.net

January 28, 2000

Tony Fulka
466 Private Drive 8323
Proctorville, Ohio 45669

This is to certify that the following action was taken by the Board of Law
Commissioners at their regular scheduled meeting held on December 9, 1999 and re
Commissioner's Journal 72, Page 248

Motion by Mr. Trent

Second by Mr. Herrell

To approve the annexation of a portion of property into the Village of Proctorville in co
ORC procedures.

Mr. Herrell---yes

Mr. Patterson---no

Mr. Tre

ATTEST: *Kurt R. Chalmers* Administrator
Board of Lawrence County Commissioners

**Official Record 900
Page 783
has been left blank
intentionally.**