

DIST 05 CRS FAI-SR16-06.10

PARCEL 001-SH1/SH2/T

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Watson Farm, Ltd., an Ohio Limited liability company	Eichhorn Limited Partnership, an Ohio limited partnership	10/04/2007	10/10/2007 @ 1:17pm	OR BK 1477 Pgs 2270-2277	\$3,780.00	General Warranty Deed
<p>Brief Land Description &amp; Remarks</p> <p>Being a 113.854 acre parcel in Walnut Township, Fairfield County, Ohio as more particularly described in "Exhibit A" attached hereto and made a part hereof by reference.</p> <p>EXCEPTING AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. (This exception if South of the take area.)</p> <p>Access to this parcel shall be a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 south of the drive serving Fairfield County Parcel No: 049-02637-13, which is currently owned by Joshua and Stephanie Freisner. (This access is South of the Take Area.)</p> <p>Prior Deed Instrument: Deed 663, Pages 140-143</p>						
Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person	Watson Farm, Ltd.	07/25/1997	08/07/1997 @ 3:00pm	OR BK 663, Pgs 140-143	EXEMPT	Warranty Deed
<p>Situated in the State of Ohio, County of Fairfield, Township of Walnut:</p> <p>PARCEL ONE</p> <p>.....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29...</p> <p>TRACT ONE: containing 50 acres of land, more or less</p> <p>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</p> <p>TRACT THREE: containing One Hundred and Fifty Acres (150). (continued on next page)</p>						

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<p>Cont'd: Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person</p>	<p>Cont'd: Watson Farm, Ltd.</p>	<p>TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or later. PARCEL TWO Situating in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ....., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line. Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area. PARCEL THREE Situating in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.</p>	<p>PRIOR DEED REFERENCE: Deed Book 641, Page 178-182</p>	<p>10/05/1995</p>	<p>10/13/1995 @ 3:21pm</p>	<p>Deed BK 641 Pgs 178-182</p>	<p>Exempt</p>	<p>Affidavit to Extinguish Life Estate Interest</p>
<p>Donna M. Shumaker, affiant</p>		<p>Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate provided. March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda D. Watson, David A. Watson, and Jill V. Watson reserving a life estate interest to herself. Exhibit B land includes 50 ac, 4 ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, Brenda D. Watson, David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said property and for the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as provided by Section 319.20 of the Ohio Revised Code.</p>	<p>PRIOR DEED REFERENCE: Deed Volume 590, Pages 813-816</p>					

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Esther I. Watson, a widow and not remarried	Donna M. Shumaker, Brenda D. Watson, David A. Watson and Jill V. Watson	03/18/1991	04/13/1991 @ 3:45pm	Deed BK 590, Pgs 813-816	EXEMPT	Survivorship Deed
<p>Situated in the State of Ohio, County of Fairfield, Township of Walnut:                      PARCEL ONE                      .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29...</p> <p>TRACT ONE: containing 50 acres of land, more or less</p> <p>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</p> <p>TRACT THREE: containing One Hundred and Fifty Acres (150).</p> <p>TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or later.</p> PARCEL TWO Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ....., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line. Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area. PARCEL THREE Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less. <p>Reserving a Life Estate Interest to Esther I. Watson, Grantor Herein.</p> <p>PRIOR DEED REFERENCE: Deed Book 641, Page 178-182</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Esther I. Watson, a widow and not remarried	Esther I. Watson and Douglas M. Watson	05/11/1990	05/24/1990 @ 3:34pm	Deed Vol 582 Pgs 559-562	EXEMPT	Survivorship Deed
<p>Situated in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE</p> <p>.....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29...</p> <p>TRACT ONE: containing 50 acres of land, more or less</p> <p>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</p> <p>TRACT THREE: containing One Hundred and Fifty Acres (150).</p> <p>TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or later.</p> <p>PARCEL TWO</p> <p>Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:</p> <p>Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ....., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.</p> <p>Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.</p> <p>PARCEL THREE</p> <p>Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.</p> <p>PRIOR DEED REFERENCE: Deed Book 576, Page 696-700</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
<p>Certificate of Transfer No I, M. McKinley Watson aka Milton McKinley Watson, deceased, Probate Case 50347</p>	<p>Esther I. Watson</p>	<p>11/14/1989</p>	<p>11/16/1989 @ 3:35pm</p>	<p>Deed Vol 576 Pgs 696-700</p>	<p>EXEMPT</p>	<p>Probate Certificate of Transfer</p>
<p>Entire interest in the following real estate: Situating in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29... TRACT ONE: containing 50 acres of land, more or less TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40) TRACT THREE: containing One Hundred and Fifty Acres (150). TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or later. PARCEL TWO Situating in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ....., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line. Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area. PARCEL THREE Situating in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.  PRIOR DEED REFERENCE: Deed Book 165, Page 214-215</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Milton M. Watson and Isillina V. Watson, husband and wife	Milton McKinley Watson	12/24/1926	09/08/1927 @ 9:50am	Deed Bk 165 Pgs 214-215	\$1.25	Warranty Deed
<p>Situated in the County of Fairfield and State of Ohio, and known and distinguished by being a part of the West Half of Section No. 29 in Township No. 16 of Range No 18, bounded by the beginning at the Quarter Section corner 30 to the West boundary of said Section No 29; thence North 11.48 chains to a stone...., containing 50 acres; Second Tract – Situated in the County of Fairfield in the State of Ohio distinguished by being a part of the North West Quarter of Section No. 29 in Township No 16 of Range No 18 commencing at the northwest corner of the above described land at a stone, containing 4 acres; Third Tract – Situated in the Township of Walnut, in the State of Ohio, and in the County of Fairfield, and known and designated as being a part of the Northwest Quarter and part of the Southwest Quarter of Section 29, beginning at the half section corner of the East boundary of said Section...., containing One Hundred and Fifty Acres (150), Excepting therefrom Thirty (30) acres...; and also excepting Nine and one half (9 1/2) acres; Excepting land containing Fifty (50) acres, more or less....The Whole Number of Acres of land hereby intended to be conveyed being 104 acres, more or less.</p>						
<p>PRIOR DEED REFERENCE: Deed Book 135, Page 364-366</p>						