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FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
11/20/2020 01:40 PM
DEEDS DEED 66.00

TRANSFERRED

NOV 20 2020

AW

REAL ESTATE CONVEYANCE

FEE \$ *3877.60*

EXEMPT #

Jim A. Slater, Jr.

County Auditor, Fairfield County, Ohio

Jim A. Slater, Jr.
County Auditor, Fairfield County, Ohio

GENERAL WARRANTY DEED

Wagner Rentals, LLC, an Ohio Limited Liability Company, organized under the laws of and licensed to do business in the State of Ohio, by **Paul M. Wagner and Electa Darlene Wagner, its Sole Authorized Members**, for valuable consideration paid, grants, with general warranty covenants, to **ACT Investments, LLC** whose tax mailing address is 3560 DOLSON COURT, SUITE P, CARROLL, OH 43112 the following real property:

See attached Exhibit "A"

Parcel No. **049-02634.00 and 049-02634.20**
Known as: **0 Baltimore Somerset Road NE, Baltimore, OH 43105**

Prior Instrument Reference Official Record 1434, page 2871, Official Record 1434, page 2868 of the records of Fairfield County, Ohio.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record

VALMER LAND TITLE AGENCY BOX

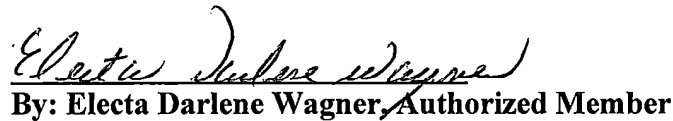
56161554

Signatures and acknowledgements continued on next page

Signed and acknowledged by:

Wagner Rentals, LLC, an Ohio Limited Liability Company


By: Paul M. Wagner, Authorized Member

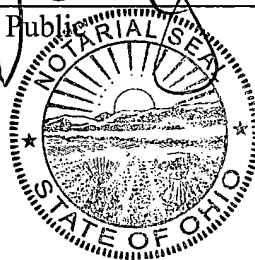

By: Electa Darlene Wagner, Authorized Member

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 17th day of November, 2020, before me personally came **Paul M. Wagner and Electa Darlene Wagner, Sole Authorized Members of Wagner Rentals, LLC, an Ohio Limited Liability Company** described in and which executed the foregoing instrument, who states this action was the free act and deed of themselves and said Company(s).

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

Notary Public



REBECCA S. MCANESPIE
NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires
December 21, 2020

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Gahanna, OH 43230
56161554

Exhibit "A"
Legal Description
For File: 56161554

PARCEL ONE:

Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North $85\ 1/2^\circ$ West 28 chains and 84 links to a stone in the road; thence south $4\ 1/2^\circ$ West 27 chains and 80 links to a stone; thence South $85\ 1/2^\circ$ East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following three tracts:

Tract One: (2.62 acres)

Being a part of the Northeast Quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the North line of said section also being the centerline of State Route 256 which bears West 817.8 feet from the Northeast corner of said quarter section; thence South 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence West 300.0 feet to an iron pipe; thence North 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence East with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres, more or less.

Tract Two: (10.011 acres)

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North $44^\circ 46' 37''$ East a distance of 42.46 feet from a $5/8$ inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Tract Three: (5.145 acres)

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being part of the 80.11 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2871 and being more fully described as follows:

Beginning at a point on the east line of Section 30, in the center of Lancaster-Newark Road (SR37) and at the southeast corner of a 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868, said point is also South 00 degrees 10'46" East a distance of 632.00 feet from the northeast corner of Section 30;

thence with the east line of Section 30 and the centerline of the road, South 00 degrees 10'46" East a distance of 415.00 feet to a point;

thence South 89 degrees 44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 540.00 feet to a 5/8 inch rebar set;

thence North 00 degrees 10'46" West a distance of 415.00 feet to a 5/8 inch rebar set on the south line of said 10.011 acre tract;

thence North 89 degrees 44'00" East, passing a 5/8 inch rebar previously set at 510.00 feet, a distance of 540.00 feet to the place of beginning, containing 5.145 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in December of 2012 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Leaving a total of 62.33 acres

Parcel No.: 049-02634.00

Known As: 835 Baltimore-Somerset Rd NE

PARCEL TWO:

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

EXCEPT THE FOLLOWING: (3.099 acres)

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being part of the 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868, and being more fully described as follows:

Beginning at a point on the east line of Section 30, in the center of Lancaster-Newark Road (SR37) and on the east line of the aforementioned 10.011 acre tract, said point is also South 00 degrees 10'46" East a distance of 322.00 feet from the northeast corner of Section 30;

thence with the east line of Section 30, the centerline of the road and the east line of the 10.011 acre tract, South 00 degrees 10'46" East a distance of 250.00 feet to a point;

thence South 89 degrees 44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 540.00 feet to a 5/8 inch rebar set;

thence North 00 degrees 10'46" West a distance of 250.00 feet to a 5/8 inch rebar set;

thence North 89 degrees 44'00" East, passing a 5/8 inch rebar set at 510.00 feet, a distance of 540.00 feet to the place of beginning, containing 3.099 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in January of 2013 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Leaving a total of 6.91 acres

Parcel No.: 049-02634.20

Known As: 0 Baltimore-Somerset Rd NE

Known As: 0 Baltimore Somerset Road NE, Baltimore, OH 43105

Parcel No. 049-02634.00 & 049-02634.20

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

BY: RS DATE: 11/19/20
049-02634-00
049-02634-20