

DIST 05

CRS FAI – SR37/256

PARCEL 002-SH1/SH2

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY	ACT INVESTMENTS LLC, an Ohio Limited Liability Company	11/17/2020	11/20/2020 at 1:40pm	202000026495	\$3,877.60	GENERAL WARRANTY DEED
<p>Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:</p> <p>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:</p> <p>Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° 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.</p> <p>EXCEPTING THEREFROM the following two three tracts:</p> <p><u>Tract One:</u> 2.62 acres <u>Tract Two:</u> 10.011 acres <u>Tract Three:</u> 5.145 acres</p> <p>Leaving in said parcel herein to be conveyed 67.48 62.33 acres. APN: 049-02634-00</p> <p><u>Parcel Two:</u></p> <p>Situated in the State of Ohio, County of Fairfield, 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°46'37" East a distance of 42.46 feet from a 5/8 in rebar set....., containing 10.011 acres.</p> <p>EXCEPTING THE FOLLOWING: 3.099 acres</p> <p>Leaving a total of 6.91 acres APN: 049-02634-20 <u>Known as 835 Baltimore-Somerset Rd NE</u></p> <p>PRIOR DEED REFERENCE: OR BK 1434, Pages 2871-2873</p> <p>Both parcels have take areas</p>						

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PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY	06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2871-2873	EXEMPT	LIMITED WARRANTY DEED
<p>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 (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° 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.</p> <p>EXCEPTING THEREFROM the following two tracts:</p> <p><u>Tract One:</u> 2.62 acres</p> <p><u>Tract Two:</u> 10.011 acres</p> <p>Leaving in said parcel herein to be conveyed 67.48 acres.</p> <p>APN: 049-02634-00</p> <p>Prior Deed Reference: OR BK 1327 PGS 0015-0016</p>						

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PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY	06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2868-2870	EXEMPT	LIMITED WARRANTY DEED
<p>Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:</p> <p>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:</p> <p>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;</p> <p>thence South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;</p> <p>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;</p> <p>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;</p> <p>thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.</p> <p>APN: 049-02634-20</p> <p>Prior Deed Reference: OR 1327, PGS 0017-0018</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
SAKAS CORNER, LTD, an Ohio Limited Liability Company	PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	01/29/2004	02/03/2004 @ 2:47pm	OR BK 1327 PGS 0017-0018	\$104.50	General Warranty Deed
<p>Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:</p> <p>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:</p> <p>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;</p> <p>thence South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;</p> <p>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;</p> <p>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;</p> <p>thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.</p> <p>APN: 049-02634-20</p> <p>Prior Deed Reference: OR 1126, PGS 210-211</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
DANIEL G. SAKAS, married	PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	01/29/2004	02/03/2004 @ 2:47pm	OR BK 1327 PGS 0015-0016	\$705.00	GENERAL WARRANTY DEED
LORA LEE SAKAS, spouse of the Grantor, releases all rights of dower therein.		<p>Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:</p> <p>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 (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° 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.</p> <p>EXCEPTING THEREFROM the following two tracts:</p> <p><u>Tract One:</u> 2.62 acres</p> <p><u>Tract Two:</u> 10.011 acres</p> <p>Leaving in said parcel herein to be conveyed 67.48 acres.</p> <p>APN: 049-02634-00</p> <p>Prior Deed Reference: OR BK 1120, PGS 599-600, Re-record to correct filing order OR BK 1118, PGS 335-336</p>				

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PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
DANIEL G. SAKAS, married, and LORA L. SAKAS, his wife	SAKAS CORNER, LTD, an Ohio Limited Liability Company	09/14/2000	10/04/2000 @ 2:36 pm	OR BK 1126 PGS 210-211	EXEMPT	WARRANTY DEED
<p>Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:</p> <p>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:</p> <p>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;</p> <p>thence South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;</p> <p>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;</p> <p>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;</p> <p>thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.</p> <p>APN: 049-02634-20</p> <p>Prior Deed Reference: OR 1120, PGS 599-600</p>						

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	DANIEL G. SAKAS	05/25/2000	08/04/2000 @11:15 am	OR BK 1120 PGS 599-600	EXEMPT	CERTIFICATE of TRANSFER
		<p>RE RECORD of OR 1118, PGS 335-336 to CORRECT FILING ORDER</p> <p>Transfer of the Entire interest in the following: Situated in the County of Fairfield, State of Ohio and in the Township of Walnut: 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° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. Excepting therefrom the following tract: 2.62 acres Part of Parcel No 049-02634.00 Prior Deed Reference: OR BK 1118, PGS 335-336</p>				
ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	DANIEL G. SAKAS	05/25/2000	7/13/2000 @ 2:55 pm	OR BK 1118 PGS 335-336	EXEMPT	CERTIFICATE of TRANSFER
		<p>Situated in the Township of Walnut, County of Fairfield, and State of Ohio: 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° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. Prior Deed Reference: Deed BK 498, PGS 873-875</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
INDUSTRIAL BUILDING CORP., a Corporation	GEORGE SAKAS	07/28/1980	08/01/1980 @ 3:56 pm	DEED BK 498 PGS 873-875	EXEMPT	WARRANTY DEED
<p>Situated in the Township of Walnut, County of Fairfield, and State of Ohio: 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° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. Subject to Lease to Sakas, Inc. Prior Deed Reference: Deed BK 401, PGS 496-498</p>						
GEORGE SAKAS and ALEXANDRA SAKAS, his wife	INDUSTRIAL BUILDING CORP., an Ohio Corporation	09/30/1971	10/15/1971@ 9:53 am	DEED BK 401 PGS 496-497	\$48.00	WARRANTY DEED
<p>Situated in the County of Fairfield in the State of Ohio and in the Township of Walnut: 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° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. Subject to Lease to Sakas, Inc. Prior Deed Reference: Deed BK 375, PGS 101</p>						