RE 46 TITLE REPORT

C/R/S FAI-SR37-

6.10

PARCEL 002- U PID 110412

□ 42 YEAR REPORT □ ABBREVIATED REPORT UPDATE

INSTRUCTION:

Rev. June 2019

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

NameMarital Status (Spouse's Name)InterestACT INVESTMENTS, LLCN/A100%

Mailing Address: Robert Landis

3560 Dolson Court

Suite P

Carroll, OH 43112

DAVID W. LANDIS, III

2370 REYNOLDSBURG-BALTIMORE ROAD

BALTIMORE, OH 43105

Phone Number 740-503-3979 cell phone

Property Address: 0 Baltimore-Somerset Rd NE

Baltimore OH 43105

Registered Agent:

SAS AGENT FOR SERVICE, INC. STEBELTON SNIDER LPA 109 N BROAD ST STE 200 LANCASTER, OH 43130 AGENT: JOHN L ALDEN

Phone: 740-654-4141

(2)

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.

EXCEPTING THEREFROM the following two three tracts:

Tract One: 2.62 acres Tract Two: 10.011 acres Tract Three: 5.145 acres

Leaving in said parcel herein to be conveyed 62.33 acres.

APN: 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. 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.

EXCEPTING THE FOLLOWING: 3.099 acres

Leaving a total of 6.91 acres

APN: 049-02634-20

Known as 835 Baltimore-Somerset Rd NE

Current Deed Reference: 202000026495 date recorded 11/20/2020 at 1:40 PM

Both parcels have take areas.

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number Date Filed Amount & Type of Lien

ACT INVESTMENTS LLC, an Ohio Limited Liability Company 3939 Reynoldsburg Baltimore Rd NW Baltimore, OH 43105 with

with Signed 04/27/2021 Farm Credit Mid-America, FLCA

12501 Lakefront Place Recorded
PO Box 34390 06/15/2021

Louisville, KY 40232 Inst# 202100015534

(3-B) **LEASES**

Name & Address Commercial/Residential Term

No active leases found

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\$1,012,678.91

Mortgage

(3-C) **EASEMENTS**

Columbus, Ohio 43215

No Address Provided

Box 425 Lancaster, Ohio

Name & Address Type

INSTRUMENT NUMBER 202300004277

GRANTOR: ACT Investments, LLC

Judgement Entry of Highway
Easement

GRANTEE: State of Ohio (ODOT)

Rec. 03/23/2023

OR BK 1722 Pgs. 2770-2778

Highway Easement

GRANTOR: WAGNER RENTALS LLC Rec: 10/24/16
GRANTEE: State of Ohio (ODOT)

OR BK 1641 Pgs. 2499-2505 (Exhibit B) Current Deed

Driveway Easement

GRANTOR: WAGNER RENTALS LLC Rec: 08/12/13
GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife

OR BK 1641 Pgs. 2499-2505 (Exhibit C) Current Deed

OR ANTOR: WACNER BENTALS LLC

Dec: 08/43/43

GRANTOR: WAGNER RENTALS LLC Rec: 08/12/13
GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife

OR BK 1628 Pgs. 3143-3147

Permanent Easement for GRANTOR: PAUL M. WAGNER AND F. DARLENE WAGNER dba WAGNER RENTALS LLC.

Water and Sewer lines

GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC

Water and Sewer lines
GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation

Rec: 04/03/13

OR BK 1628 Pgs. 3154-3156 Agreement for Extraterritorial

AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC
Water and/or Sewer Services and Consent to Annexation

Rec: 04/03/13 DV 555, Page 678-682

Grantor: Ruth Ann Taylor and James A Taylor Donald L. Kull and Marilyn Jane Kull

Electa Darlene Wagner and Paul Michael Wagner Gas Easement and Right of

Grantee: Columbia Gas of Ohio Inc., an Ohio corporation Way

200 Civic Center Dr. Filed: 10-27-1987

P.O. Box 117 Columbus, Ohio 43216-0117

DV 503, Page 426-429
Grantor: Columbia Gas of Ohio Inc./Columbia Gas
Agreement for Conditional
Limited time Gas Service

Transmission Corporation Filed: 02-12-1980
Grantee: E.E. Soliday
99 North Front St.

DV 449, Page 564 Right- Of-Way (Water)

Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday

Grantor: The Village of Thurston, Ohio

Filed: 06 06 1975

Grantee: The Village of Thurston, Ohio Filed: 06-06-1975

DV 220, Page 713 Electric Easement
Grantor: E.E. Soliday & Electa A. Soliday Filed: 06-10-1949

Grantee: The Ohio Power Company

DV 234, Page 229 Electric Easement

Grantor: Electa A. Soliday and C.E. Soliday

Filed: 06-02-1949

Grantee: South-Central Rural. Electric

Grantee: South-Central Rural, Electric
Cooperative, Inc., a corporation

RE 1, Page 305 Grantor: J.W. Race

Grantee: South Central Rural Electric Cooperative, Inc.

No Address Provided

DV 180, Page 26

Grantor: J.W. Race and Weltha V. Race Grantor: The Ohio Power Company

No Address Provided

Electric Easement Filed: 07-27-1938

Electric Easement Filed: 11-19-1932

(4) DEFECTS IN TITLE-IRREGULARITIES-COMMENTS (Record or Off Reco

Defect in the legal description in words description states "...of Section Thirty" but in parentheses the legal description indicates (3) rather than (30).

CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs. 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13

(5) TAXES AND SPECIAL ASSESSMENTS (List by auditor's tax parcel number, description, amount, etc.)

County: Fairfie	ld	Township: WALNUT	School Distr	ict: Liberty Union - Thurston LSD
AUD. PAR. NO(S)	Land 100%	Building	Total 100%	Taxes
049-02634-00 Take Area	\$411,650.00	\$ 00.00	\$411,650.00	\$1,490.52 YRLY/ \$745.26 PER HALF
049-02634-20 Take Area	\$66,790.00	\$ 00.00	\$66,790.00	\$135.16 YRLY/ \$67.58 PER HALF

(6) CAUV (Current Agricultural Use Value)

Is the property under the CAUV Program: Yes: X No:

Comments:

CAUV TAXABLE AMOUNT: \$113,100.00 APN 0490263400 & \$10,250.00 APN 0490263420

This Title Report covers the time period from 1/1/1976 to 9/3/2024. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to **Parcel 002-U** and presently standing in the name WAGNER RENTALS, LLC as the same are entered upon the several public records of Fairfield County.

Date & Time	09/03/2024	3:06 PM	(am/pm)		
			. , . ,	Signed	Brittany Bradford
				Print Name	Brittany M. Bradford

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 1 of 8

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
LLC, AN OHIO LIMITED	1 *	11/17/2020	11/20/2020 at 1:40pm	202000026495	\$3,877.60	GENERAL WARRANTY DEED		
LIABILITY COMPANY	Liability Company	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 el EXCEPTING THER Tract One: 2.62 acre Tract Two: 10.011 a Tract Three: 5.145 a Leaving in said parc APN: 049-02634						
		Parcel Two: Situated in the State Being part of the 80. described as follows Route 37), and the n set, containing 10 EXCEPTING THE Leaving a total of 6 APN: 049-02634 Known as	of Ohio, County of Fairfield, Wa. 11 acre tract described in a deed: Beginning in the intersection of ortheast corner of Section 30, said 0.011 acres. 2 FOLLOWING: 3.099 acres 3.91 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section of Section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section of Section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section of Section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section of Section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 5 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the same section 30, said 0.011 acres 4-20 6 835 Baltimore Somerset Rd Note that the said 0.011 acres 0.01	to George Sakas as reco f Baltimore-Somerset R d point being North 44° E	orded in volume 498, pag oad (State Route 256) an	e 873, and being more fully d Lancaster- Newark Road (State		

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 2 of 8

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
PAUL MICHAEL WAGNER AND ELECTA		06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2871-2873	EXEMPT	LIMITED WARRANTY DEED
	COMPANY	described as fo Known and dis No. Sixteen (16 Beginning at a Thirty (3); then 1/2° West 27 cl stone in the cer containing 80 EXCEPTING Tract One: 2.62 acres Tract Two: 10.011 acres Leaving in said APN: 049-026	tinguished by being a pa (5), Range No. Eighteen (stone in the center of the ace North 85 1/2° West 2 hains and 80 links to a stater of the road; thence North and eleven one-hundred THEREFROM the follows a parcel herein to be converged to the converged parcel herein to the converged parcel herein to be converged to the converged parcel herein	rt of the North East 18) and bounded as crossroads at the 8 chains and 84 line one; thence South Iorth 4° and 36° Eadth acres. ving two tracts:	st Quarter of Section and described as fo North East corner nks to a stone in th 85 1/2° East 28 ch ast 27 chains and 8	on Thirty (30), Township llows: of the said Section No. e road; thence south 4

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
WAGNER AND ELECTA	The state of the s	06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2868-2870	EXEMPT	LIMITED WARRANTY DEED
DARLENE WAGNER,	LIMITED LIABILITY COMPANY	30, and being n Being part of th Page 873 and b Beginning in th Road (State Ro a distance of 42 thence South 00 thence South 89 5/8 inch rebar s thence, North 0 a point on the N thence, North 8 acres. APN: 049-026	State of Ohio, County of nore particularly describe as 80.11 acre tract describe as intersection of Baltimoute 37), and the Northea 2.46 feet from a 5/8 inch 0°10'46" East a distance 9°44'00" West, passing a set; 0°10'46" West, passing Sorth line of Section 30; 9°44'00" East a distance	Fairfield, Walnut ed as follows: bed in a deed to G d as follows: ore-Somerset Roads to corner of Section rebar set; of 632.00 feet to a 5/8 inch rebar set a 5/8 inch rebar set e of 690.00 feet to	eorge Sakas as recommended (State Route 256) in 30, said point be a point on the East at at 30.00 feet, a diet at 602.00 feet, a	ship 16, Range 18, Section forded in Volume 498, and Lancaster-Newark fing North 44°46'37" East line of Section 30; stance of 690.00 feet to a distance of 632.00 feet to

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument			
an Ohio Limited Liability	D, PAUL MICHAEL ty 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			
Company		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 5/8 inch rebar set;								
			0°10'46" West, passing North line of Section 30;	a 5/8 inch rebar se	et at 602.00 feet, a	distance of 632.00 feet to			
					thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10. acres.				
		APN: 049-026	34-20						
		Prior Deed Ref	erence: OR 1126, PGS	210-211					

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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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	_	102/03/2004 @ 2.47nm	OR BK 1327 PGS 0015-0016	\$705.00	GENERAL WARRANTY DEED
LORA LEE SAKAS, spouse of the Grantor, releases all rights of dower therein.		Known and dis No. Sixteen (16 Beginning at a Thirty (3); then 1/2° West 27 cl stone in the certontaining 80 EXCEPTING Tract One: 2.62 acres Tract Two: 10.011 acres Leaving in said APN: 049-026	tinguished by being a part of), Range No. Eighteen (stone in the center of the ace North 85 1/2° West 2 hains and 80 links to a stater of the road; thence Nand eleven one-hundred THEREFROM the following the parcel herein to be converged to the	rt of the North Eas 18) and bounded a crossroads at the 8 chains and 84 lin one; thence South forth 4° and 36° Ead dth acres. owing two tracts:	st Quarter of Section and described as fo North East corner nks to a stone in the 85 1/2° East 28 chast 27 chains and 8	on Thirty (30), Township llows: of the said Section No. e road; thence south 4 lains and 78 links to a lo links to the beginning,

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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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		
STATES, IIIS WIFE	Elaomity Company	Situated in the State of Ohio, Fairfield County, 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 Road (State Road a distance of 42)	ne intersection of Baltimo	ore-Somerset Road st corner of Section rebar set;	n 30, said point be	ing North 44°46'37" East		
		thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet 5/8 inch rebar set;						
			00°10'46" West, passing North line of Section 30;	a 5/8 inch rebar se	et at 602.00 feet, a	distance of 632.00 feet to		
		thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.						
		APN: 049-026	34-20					
		Prior Deed Re	eference: OR 1120, PG	S 599-600				
		<u> </u>						

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
ESTATE of GEORGE SAKAS, PROBATE	DANIEL G. SAKAS	05/25/2000	08/04/2000 @11:15 am	OR BK 1120 PGS 599-600	EXEMPT	CERTIFICATE of TRANSFER		
CASE NO: 58669	RE RECORD	of OR 1118, PGS 335-	336 to CORREC	Γ FILING ORDE	R			
		Transfer of the I	Entire interest in the follow	ing:				
		Situated in the C	County of Fairfield, State of	f Ohio and in the To	wnship of Walnut:			
			nguished by being a part o nge No. Eighteen (18) and	_		y (30), Township No.		
		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						
ESTATE of GEORGE SAKAS, PROBATE	DANIEL G. SAKAS	05/25/2000	17/13/2000 @ 2:55 pm	OR BK 1118 PGS 335-336	EXEMPT	CERTIFICATE of TRANSFER		
CASE NO: 58669		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 Re	ference: Deed BK 498	, PGS 873-875				

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 8 of 8

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument	
INDUSTRIAL BUILDING CORP., a	GEORGE SAKAS	07/28/1980	WARRANTY DEED				
Corporation		Situated in the	Township of Walnut, Co	ounty of Fairfield,	and State of Ohio:		
			tinguished by being a pa 5), Range No. Eighteen (on Thirty (30), Township llows:	
		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 Leas	e to Sakas, Inc.				
		Prior Deed Ref	erence: Deed BK 401, F	PGS 496-498			
			1				
GEORGE SAKAS and ALEXANDRA SAKAS,	INDUSTRIAL BUILDING CORP., an	09/30/1971	110/15/1971@ 9:53 am	DEED BK 401 PGS 496-497	\$48.00	WARRANTY DEED	
his wife	Ohio Corporation	Situated in the	County of Fairfield in th	e State of Ohio an	d in the Township	of Walnut:	
			tinguished by being a pa 5), Range No. Eighteen (on Thirty (30), Township llows:	
		Beginning at a stone in the center of the crossroads at the North East corner of the said Section Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence \$1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to beginning, containing 80 and eleven one-hundredth acres .					
		Subject to Leas	e to Sakas, Inc.				
		Prior Deed Ref	erence: Deed BK 375, F	PGS 101			

8 0 0 1 2 4 1 Tx:4000908

202000026495

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

TRANSFERRED

NOV 202020/

County Auditor, Fairfield County, Ohlo

REAL ESTATE CONVEYANCE
FEE \$ 3877.60

EXEMPT #

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

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.

This instrument prepared by:

Rhett A. Plank, Esq.

540 Officecenter Place, Gahanna, OH 43230

56161554

REBECCA S. MCANESPIE

NOTARY PUBLIC

In and for the State of Ohio

My Commission Expires

December 21, 2020

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° 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.

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°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

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

049-02634-00

049-02634-20

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

Parcel No. 049-02634.00 & 049-02634.20

202000026495

200600016425
Filed for Record in
FAIRFIELD COUNTY, DH
GENE WDDD
07-05-2006 At 03:23 om.
DEED 36.00
OR Book 1434 Page 2871 - 2873

LIMITED WARRANTY DEED

Paul Michael Wagner and Electa Darlene Wagner, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to Wagner Rentals, LLC, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

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 ½ ° West 28 chains and 84 links to a stone in the road; thence south 4 ½ ° West 27 chains and 80 links to a stone; thence South 85 ½° 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 two tracts:

Tract One:

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 comer 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.

Belly Toer Sakes* M 20 / Gab*** Delay 10.0 feet 18.0 fee

Tract Two:

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°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South $00^{\circ}10'46"$ East a distance of 632.00 feet to a point on the East line of Section 30;

transferrel on DR1434/ PG 2868-2870

1 80. +10 -10. 011 70 099 -2. 620 67.479

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.

Leaving in said parcel herein to be conveyed 67.48 acres,

21 100 DATE 6/30/06 044 -026 34-60

Parcel No. 049-02634-00

Property Address: 835 Baltimore Somerset Road, Baltimore, Ohio 43105

Subject to taxes and assessments which are not or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1327, Page 0015, Official Records, Fairfield County, Ohio.

Grantors release all rights of dower therein.

EXECUTED this <u>28</u> day of	June , 2006.
REAL ESTATE CONVEYANCE	80.
FEE \$	Electro Sulene successor
EXEMPT #	
Berbara Cutica	All Marie
AUDITOR, FAIRFIELD COUNTY, OHIO	Paul Michael Wagner

TRANSFERRED

IIII 0 5 2006

Balbaca Centers
County Auditor, Feirfield County, Ohio

2

COUNTY OF Franklin, SS:				
Before me, a Notary Public, in and for said County and State, personally appeared the above named Electa Darlene Wagner who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.				
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 28 day of, 2006.				
Jam Solla				
Notary Public - State of Ohio				
STATE OF OHIO DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW HOTHERY PUBLIC, STATE OF OHIO				
COUNTY OF Franklin , SS:				
77441111				
Before me, a Notary Public, in and for said County and State, personally appeared the above named Paul Michael Wagner who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.				
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 28 day of 5m, 2006.				
Motary Public - State of Ohio				
DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW HOTATY FUBIL C. STATE OF OHIO My communication lies for segricultum daile. Section 147.03 (1.8)				

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215

200600016424 Filed for Record in FAIRFIELD COUNTY, OH GENE WODD 07-05-2006 At 03:23 pm. DEED 36.00 DR Book 1434 Pase 2868 - 2870

LIMITED WARRANTY DEED

Paul Michael Wagner and **Electa Darlene Wagner**, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to **Wagner Rentals**, **LLC**, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

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.

Parcel No. 049-02634-20

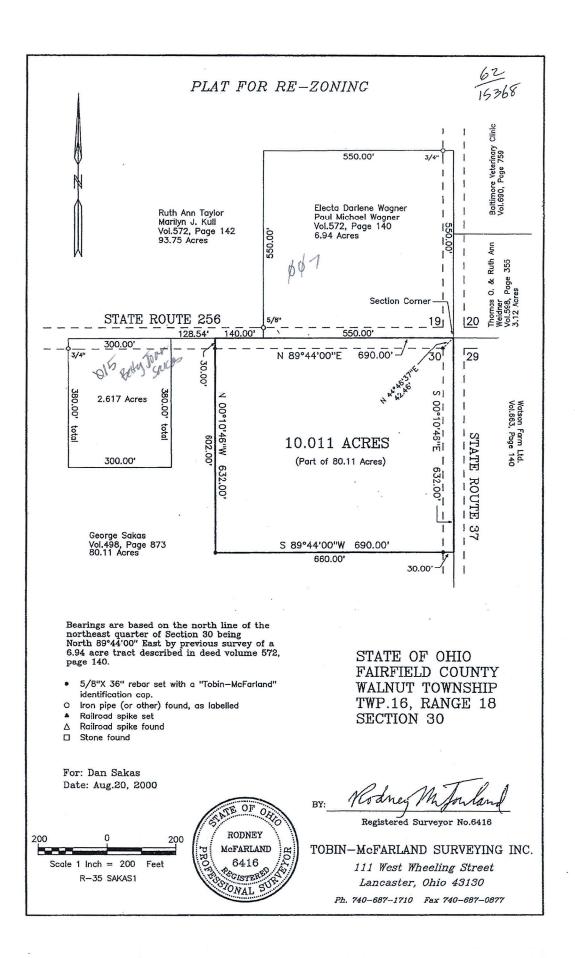
Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

21 NVD DATE 4/34/00

REAL ESTATE CONVEYANCE	TOANCEEDDE
FEE\$	TRANSFERRE
EXEMPT #	JUL 0 5 2006
Berbara Centres	Bullia Cutus County Auditor, Fairfield County, Ohlo
AUDITOR, FAIRFIELD COUNTY, OHIO	County Auditor, Fairfield County, Ohlo

Prior Instrument Reference: Volume County, Ohio.	e 1327, Page 017, Official Records, Fairfield
Grantors release all rights of dower.	
EXECUTED this <u>18</u> day of <u>J</u>	<u>vne</u> , 2006.
	Electa Darlene Wagner
	Paul Michael Wagner
STATE OF OHIO COUNTY OF Frankling, SS:	
	r said County and State, personally appeared the er who acknowledged that she did sign the e is her free act and deed.
IN TESTIMONY WHEREOF, I h	nave hereunto set my hand and official seal, this
	Notary Public - State of Ohio Dury at Hall
STATE OF OHIO COUNTY OF Frankling, SS:	OUGLAS J. SCHOCKMAN, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHHO My commission has no expiration date. Section 147.03 R.C.
Before me, a Notary Public , in and for above named Paul Michael Wagner w instrument and that the same is his free	said County and State, personally appeared the ho acknowledged that he did sign the foregoing act and deed.
IN TESTIMONY WHEREOF, I h	have hereunto set my hand and official seal, this
	Notary Public - State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW. NOTARY TUBLIC, STATE OF OHIO M. M. CHART TUBLIC STATE OF OHIO
	My commission has no expiration date. Section 197 GS R.C. 2

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215



Ohio General Warranty Deed

04010020

Know all Men by These Presents

 $\overline{o}hat$ Sakas Corner, LTD, an Ohio Limited Liability Company, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

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

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". For additional information see plat of survey made in conjunction with and considered an integral part of this description. 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.

Parcel No. 049-02634-20

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1126, Page 210, Official Records, Fairfield County, Ohio.

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE\$ 104.50 `

FEB 0 3 2004

EXEMPT#_____

AUDITOR, FAIRFIELD COUNTY, OHIO

200400003080 Filed for Record in FAIRFIELD COUNTY, OH GENE WOOD 02-03-2004 At 02:47 PM. DEED 28.00 OR Book 1327 Page 17 -

OR 1327 PAGE 0018

Executed this 29th day of January, 2004.

Sakas Corner, LTD

an Ohio Limited Liability Company

Daniel G. Sakas, Member

State of Ohio County of Fairfield, ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Daniel G. Sakas, Member of Sakas Corner, LTD, 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 company.

In Testimony Whereof, I have hereunto set my hand and official seal, at Lancaster, Ohio this 29th day of January, A.D., 2004.

Notary Public - State of Ohio

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



CHERYL L. WESSEL Notary Public, State of Ohio My commission expires 3-31-05

Know all Men by These Presents

Uhat Daniel G. Sakas, married, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

Parcel One:

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 4½° West 27 chains and 80 links to a stone; thence South 85½° 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 two tracts:

Tract One:

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 quartersection; 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:

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

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;

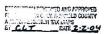
thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

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

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". For additional information see plat of survey made in conjunction with and considered an integral part of this description. 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.

Leaving in said parcel herein to be conveyed 67.48 acres.

Parcel No. 049-02634-00





ROCKING VALLEY TITLE AGENCY

TLE NO. OYCIODAD

OR 1327 PAGEO 0 16

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1120, Page 599, and Volume 1118, Page 335, Official Records, Fairfield County, Ohio.

Lora Lee Sakas, spouse of the grantor, releases all rights of dower therein.

Executed this 29th day of January, 2004.

State of Ohio County of Franklin, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel G. Sakas, married, and Lora Lee Sakas, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

led for Record in IRFIELD COUNTY, OH

In Testimony Whereof, I have hereunto set my hand and official seal, at Canal Winchester, Ohio this 29th day of January, A.D., 2004.

Notary Public - State of Ohio

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



CHERYL L. WESSEL Notary Public, State of Ohio My commission expires 3-31-05

TRANSFERRED

FEB 0 3 2004

EXEMPT#_

Barbara Centres

AUDITOR, FAIRFIELD COUNTY, OHIO

Chat

Daniel G. Sakas, married, and Lora L. Sakas, his wife, of Franklin County, State

of Ohio, for valuable consideration paid, grants with general warranty covenants, to Sakas

Corner, LTD., whose tax mailing address is 1370 Cambridge Blvd, Columbus,
Ohio 43212

the following real property:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 19, 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 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". For additional information see plat of survey made in conjunction with and considered an integral part of this description. This description is based on a survey made in August 2000 by Tobin-McFarland surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

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

Prior Instrument Reference: Volume 1120 , Page 599 , Official Records, Fairfield County,
Ohio.

Lora L. Sakas, spouse of the grantor, releases all rights of dower therein.

Witness

Its hand this 14Th day of September, 2000.

DESCRIPTION REVISION AND APPROVED FOR TRANSPERS ONLY AMERICAN THE DESCRIPTION AND APPROVED FOR THE DESCRIPTION OF THE DESCRIPTI

Signed and acknowledged in presence of

Mary J. Burnside

Mary Burnsido

State of Chio,

Daniel G. Sakas

Lora L. Sakas

00-3446

Exempted from Fairfield County Subdivision Regulations. This exemption does not infer that the parcel in question is consistent with auding and/or health department manufactures.

health **department regulations**.

R. Brooke Durie /HK

County.

ss. Before me, a Notary Public in and for said County and State, personally

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

OR 1126 PAGE 0211

appeared the above named

Daniel G. Sakas, married and Lora L. Sakas, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Phereof,

I have hereunto

set my hand and official seal /at

____, Ohio this

14th day of September. A.D. 2000.



MARK R. RIEGEL Attorney at Law Notary Public, State of Calls LIFETIME COMMISSION

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON 144 E MAIN ST, LANCASTER OH 43130

TRANSFERRED

GCT 4 2000

Balaca Centras County Auditor, Fairfield County, Ohio

200000023250
Filed for Record in
FAIRFIELD CO, OH
GENE WOOD
On 10-04-2000 02:36 PM.
DEED
OR Book 1126 Page 210 - 211

REAL ESTATE CONVEYANCE

FEE \$_

EXEMPT # EX M

Berbara Cutica

AUDITOR, FAIRFIELD COUNTY, OHIO

ericentif almas Madel ्यानिक श्राद्धे च वहाँ विकास के । स्थानिक वृज्ञीका प्रदेश के raction to deposition the Carry of

PC-E-12.A REV.10/99

PROBATE COURT OF THE ANGELS COUNTY, OHIO LAWRENCE A BELSKIS JUDGE

ESTATE OF	George	Sakas			, DECEASED
Case No.	58669				
					Unit is
	C	ERTIFICATE	OF TRANS	FER	
		NO. 3			Mean is some small and the
_	T 00	1000			Har comment to make the trace
Decedent died on a described in this ce follows.	rtificate. The pers	ons to whom such	real estate pas	sed by devise	owning the real estate, descent or election are as
Name			idence dress		interest in Real Estate so Passing
Daniel G	. Sakas	1370 Cambr:	idge Blvd.		Entire
		Columbus, (OH 43212		
				2000000161 Filed for	1866 Record in C5, OH 2000 02:55 pm. 314.00 118 Page 335 - 336
REAL ESTATE CO	DINVEYANCE 5	TRANSFER	RRED)	GENE WOOD	CO, OH
FEE\$		THURANTION THE		CERT TRANS	14.00 18 Page 335 - 336
EXEMPT #	N	JUL 1320			
Berbara	Curtisa	Ric	/ II IDVAIN	SFERRE	
AUDITOR, FAIRFIE	LD COUNTY, OHIO	County Auditor, Fortiers	AUG	4 2000	
			1		
Complete if applicable	e] The real estate of	described in this ce	rtificate is subject	To a charge o	f\$in favor
of decedent's survivious			which is part of t	ha eunivina en	ouse's total intestate share.
poet of and anipale of	mando or and appoin	ic monetary share	Winding pear or t	ire anisiand ab	oose s war intestate share.
-			1	AUTHEN	TICATION
FOR REC	ORDER'S USE				nent is a true copy of the
leceived	REAL ESTA	TE CONVEYANCE		. The original	odian of the official records was filed25TH day of
	FEE \$			STEVEN O. V	20
Recorded	20 EXEMPT #	FXC.	10.00	CHANGE	MXREI SKISX d Ex-Officio Clerk.
ranklin County Reco	rder -	ara Curtisa		are adage an	Alexander of the second
Recorder's Fee \$		FAIRFIELD COUNTY, OF	HIO BY	offile	Deputy Clerk.
		OUNTY FORM 12.		(SEAL)	

RE-RECORDED TO CORRECT FILING ORDER

OR 1118 PAGE 0336

FAIRFIELD 1120 PAGE 0600

PROBATE COURT OF 班日海州総主制 COUNTY, OHIO 平海WRENCE *Ax *BELS KIS ** JUDGE**

ESTATE OF	George Sakas	, DECEASED
Case No	58669	

CERTIFICATE OF TRANSFER

NO	3
The decedent's interest in the entire interest is	the entire interest

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary.]

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:

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 quartersection; 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 and being subject to all legal rights-of-way of record.

200000018044 Filed for Record in FAIRFIELD CO, DH GENE WOOD Dn 08-04-2000 11:15 am. CERT TRANS 14.00 16.00 DR Book 1120 Page 599 - 600

Parcel No.: Part of Parcel No. 049-02634.00

Last Transfer: Deed Book 498, page 873

Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212

Address of property: Baltimore-Somerset Road

POT TRANSPER CREAT FURTHER COUNTY
AUDITORIESCAMENTAL MANA
BOTTO COUNTY
AUDITORIESCAMENTAL MANA
BOTTO COUNTY
AUDITORIESCAMENTAL MANA
BOTTO COUNTY
BOT

1513

200000018044 966ER, JOHNSTON, MILLER, DEILVIE

OR | | | 8 PAGE 0 3 3 5 FAIRFIELD

PROBATE COURT OF FRANKEIN COUNTY, OHIO LAWDENCE A BELSKIS JUDGE

ESTATE OF	George Sakas		, DECEASED
Case No	58669		•
			V. r.
	CERTIFICAT	E OF TRANSI	ER
	NO. 3		Marie and the same of the same
			The second of th
Decedent died on	June 28, 1999		owning the real estate
described in this ca follows.	ertificate. The persons to whom su	ich real estate pass	ed by devise, descent or election are as
			·
Name		esidence Address	interest in Real Estate so Passing
Daniel	G. Sakas 1370 Cam	bridge Blvd.	Entire
	Columbus	, OH 43212	
		,	200000016186 Filed for Record in FAIRTICLD CO, OH
REAL ESTATE (COMPENSATE ED COLORE		GENE WOOD
	CONVEYANCE TRANSF		GENE WOOD On 07-13-2000 02:55 pm. CERT TRANS 14.00
FEE \$		0000	OR Book 1118 Page 335 - 336
EXEMPT #	N JUL 13	2000	
Berbara	Curtise Believe	antico	
AUDITOR, FAIRE	TELD COUNTY, OHIO County Auditor. Forth	ng Curr	
10 late '4 and line	bla! The real actote described in this	cortificate is subject	t to a charge of \$ in favor
of decedent's survi	vind spouse		. in re-
spect of the unpaid	balance of the specific monetary sh	are which is part of t	ne surviving spouse's total intestate share.
			AUTUENTICATION
	· · · · · · · · · · · · · · · · · · ·		AUTHENTICATION
FOR RE	CORDER'S USE ONLY	I certify the	nat this document is a true copy of the by me as custodian of the official records
		of this Cour	The original was filed25TH_ day of
Received	20 At o'clock	. IVI	STEPPEN O WILLIAMS
Recorded	20	100 100	CYNNIENCENCENCENCEC
		rot	sate Judge and Ex-Officio Clerk.
Franklin County Re		14	BEJUL MAN Deputy Clerk
Recorder's Fee \$ _		Ву	(SEAL)
	FRANKLIN COUNTY FORM	12.A CERTIFICATE	OF TRANSFER
		<i>v</i> -	
			Y

OR 1118 PAGE 0336

FAIRFIELD

PROBATE COURT OF ERANKEIN COUNTY, OHIO

PAWRENCE AND BLOKIS AND DEEX

George Sakas	, DECEASED
58669	
	George Sakas 58669

CERTIFICATE OF TRANSFER

NO.			- 1	
	the	entire	interest	

4444

The decedent's interest in the entire interest is __ The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below,

using extra sheets if necessary.] Situated in the County of Fairfield, State of Ohio and in the Township of

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:

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 quartersection; 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 and being subject to all legal rights-of-way of record.

Parcel No.: Part of Parcel No. 049-02634.00

Last Transfer: Deed Book 498, page 873

Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212

Address of property: Baltimore-Somerset Road

Form 603 - OHIO WARRANTY DEED-From a Corporation



That, Industrial Building Corp.

a Corporation, the Grantor,

 $for \ the \ consideration \ of$ One Dollar (\$1.00) and other valuable considerations

received to its full satisfaction of

George Sakas,

, the Grantee ,

whose TAX MAILING ADDRESS will be P. O. Box 98, Baltimore, Ohio

does Give, Brant, Bargain, Sell and Convey unto the said grantee , George his heirs and assigns, the following described premises, situated in the

Township

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 $\frac{1}{2}$ West 28 chains and 84 links to a stone in the road; thence South $4\frac{1}{2}$ West 27 chains and 80 links to a stone; thence South 85^{10}_{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 a lease to Sakas, Inc.

REFERENCE: Vol. 401, Page 496, Fairfield County, Ohio Deed Records.

TRANSFERRED

JUL 31 1980

REAL ESTATE CONVEYANCE

Auditor, Fairfield County, Ghio:

25364

ECEIVED COUNTY OHIO

JUL 3 1 1980

RECORDER - FAIRFIELD COUNTY

DESCRIPTION APPROVED FOR TRANSFER

PCL NO.

PARFILLO CO. ENGR. LEON 1. WOLFORD

BY

498 PAGE 873 DICHMI DUE , YUL

be the same more or less, but subject to all legal highways.

In Haur and in Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee , George Sakas, his heirs and assigns forever.

And Industrial Building Corp.

the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee .George Sakas. / heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all ensumbrances whatsoever,

and that it will Barrant and Befend said premises, with the appurtenances thereunto belonging, to the said Grantee , George Sakas, his heirs and assigns, against all lawful claims and demands whatsoever.

In Witness Whereof said corporation hereunto sets its hand and corpo-President rate seal, by George Sakas this Secretary andJames W. Miller , in the year of our Lord one thousand 28th day of July nine hundred and eighty (1980). igned and acknowledged in presence of State of Ohio. notary public Before me, a

State of Olio,

Before me, a notary public

FairfieldCounty,

in and for said County and State, personally appeared

the above named Industrial Building Corp.

by George Sakas

its President

and James W. Miller

its Secretary

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In Tentimmy Wherent, I have hereunto set my hand there pulle . State of Ohio the semantation has no expiration can and official seal, at Lancaster; Ohio.,

this 28th day of

A. D. 19 80

This instrument prepared by

Nothery Public

James W.Miller, Attorney at Law.



Know all Men by these Mersents

Uhat

George Sakas and Alexandra Sakas, his wife,

of the Township of Pleasant County of Fairfield and State of Ohio Grantors, in consideration of the sum of One Dollar and other good and valuable consideration to them pand by

Industrial Building Corp., an Ohio corporation, Route $\ensuremath{\mathsf{l}}$

of the Village of Baltimore County of Fairfield and State of Ohio Grants the receipt whereof is hereby uknowledged, do hereby grant, bargain, sell and combride the said Grants.

Industrial Building Corp.

its successors -herry and assigns forever the following **Kral Estate** 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 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% West 28 chains and 84 links to a stone in the road; thence South 4% West 27 chains and 80 links to a stone; thence South 85% 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 a lease to Sakas, Inc.

Last Transfer: Deed Record Volume 375 , Page 101

To have and to hold said premises, with all the privileges and appurtenunces thereunto belonging, to the said Grantee

Industrial Building Corp.

its successors

Licies and assigns forever

And the said Granter,

George Sakas,

for himself

and his

heirs

does hereby covenant with the said Grantee

Industrial Building Corp.

successors
its / Arriva and assigns, that he is lawfully seized of the premises
aforesaid; that the said premises are Greent Clearfrom all Innumbrances whatsveber
Excepting taxes now a lien on said premises which the Grantee hereby

assumes and agrees to pay;

will forever Warrant and Defend the same, with the and that he appurtenances, unto the said Grantee Industrial Building Corp. its successors against the lawful claims of all persons whomsoever -Luins and assigns In Mitness Whereaf the said Granter George Sakas and Alexandra Sakas, his wife, of dower in the premises have who hereby release s hereuntaset their hunds this 30th day of Se in the year of our lord one thousand nine hundred and seventy-one dur d September Signed and acknowledged in presence of George Sakas lilexandra Alexandra Sakas The State of ohio Countyss FAIRFIELD Be it Remembered That on this .1.1.1471 before me the subscriber Se tember Notary Public in and for said county, personally came the George Sakas and Alexandra Sakas, the Grunturs in the foregoing beed, and acknowledged the signing of the same labe their voluntary act and deed, for the uses and purposes therein mentioned In Cestimony. Whereat, thuse hereanto subscribed my nume and affixed my William G. Coultrap Notary Public - State of Ohio REAL ESTATE CONVEYANCE Exempt # Mill M. W. L. Louis Auditor, Fairfield County, Chio This instrument prepared by William G. Coultrap, Attorney at Law



Industrial Building Corp., an Ohio corporation Route 1 p.c. $\mathbb{E}_{\phi \checkmark}$ /5 \mathcal{E}_{ϕ} Baltimore, Ohio

George Sakas and Alexandra Sakas, his wife,

03 RANSFER

401 PAGE 497

WILLIAM G. COULTRAP ATTORNEY AT LAW

TRANSFER NOT NECESSARY

OCT 24 2016)

Gounty Auditor, Fairfield County, Ohio

ODOT RE 208 Rev. 09/2012 201600019120
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOODD, COUNTY RECORDER
10-24-2016 At 02:12 pm.
EASEMENT 84.00
OR Book 1722 Fase 2770 - 2778

18-16-19

ED State

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Wagner Rentals, LLC, the Grantor(s) herein, in consideration of the sum of \$3,000.00, to be paid by the State of Ohio, Department of Transportation, do hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 1-SH1, SH2

DO5-FY2017 Signal Upgrade (S.R. 37 & S.R. 256)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF Fairfield County Current Tax Parcel No. 049-02533-10, 049-02634-20 Prior Instrument Reference: OR 1434, Page 2874; OR 1434, Page 2868; Fairfield County Recorder's Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS Whereof Wagner Rentals, LLC, has caused its name to be subscribed by

E. DRUWE WALNEL , its duly authorized agent on the 30 71 day of
SSPIENOS , 2016.
Wagner Rentals, LLC
By: STATE OF OHIO, COUNTY OF Fair field ss:
STATE OF OHIO, COUNTY OF Fair field ss:
BE IT REMEMBERED, that on the 20th day of September, 2016, before
me the subscriber, a Notary Public in and for said state and county, personally came the above
named E. Darlene Wagner, who acknowledged being the Member and
duly authorized agent of Wagner Rentals, LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said entity.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.
)
Kathryn A Badgeley, Notary Public In and For The State of Ohio My Commission Expires August 13, 2019 My Commission expires: August 13, 2019 My Commission expires: August 13, 2019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

IN WITNESS WHEREOF Wagner Rentals, LLC, has caused its name to be subscribed by

Thus m. whale ______, its duly authorized agent on the ______ day of

SEPTEMBEL, 2016.

approved by the Attorney General of Ohio.

WAGNER RENTALS, LLC
By:
STATE OF OHIO, COUNTY OF Fair field ss:
BE IT REMEMBERED, that on the 20th day of September, 2016, before
me the subscriber, a Notary Public in and for said state and county, personally came the above named Pau M. Wasner, who acknowledged being the and
duly authorized agent of Wagner Rentals, LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said entity.
In Testimony Whereof, I have hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.
NOTARY PUBLIC My Commission expires: August 13, 2019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms

Page 1 of 3

RX 270 SH

Rev. 06/09

Ver. Date 11/12/15

PID 95383

PARCEL 1-SH1 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 19, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH1

Being a parcel of land lying on the left side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet left of centerline station 25+94.22 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 16+57.36 of the centerline of survey & construction, S.R. 37, said point being the **TRUE POINT OF BEGINNING.**

Thence, along the existing Right of Way line of S.R. 256, North 86 degrees 56 minutes 52 seconds West a distance of 28.22 feet to a set iron pin on the proposed Right of Way line, said pin being located 30.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;

<u>EXHIBIT A</u>

Page 2 of 3

Rev. 06/09

RX 270 SH

- Thence, along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 12.00 feet to a set iron pin, said pin being located 42.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 11.00 feet to a set iron pin, said pin being located 42.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 8.00 feet to a set iron pin, said pin being located 50.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 17.40 feet to a set iron pin on the existing Right of Way line of S.R. 37, said pin being located 50.00 feet left of centerline station 25+94.40 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 16+77.36 of the centerline of survey & construction, S.R. 37;
- Thence, along said existing Right of Way line, South 03 degrees 34 minutes 46 seconds West a distance of 20.00 feet to the POINT OF BEGINNING.

It is understood that the above described area contains $\underline{0.011}$ acres more or less, including the present road which occupies $\underline{0.000}$ acres, more or less, which is to be deducted from the value of Auditor's Parcel Number $\underline{049-02533-10}$.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

Page 3 of 3

RX 270 SH

Rev. 06/09

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2874 of Fairfield County, Ohio.

Charles W. Price, Jr. P.S. 7825

CHARLES W. PRICE, JR. S-7825

Page 1 of 2

RX 270 SH

Rev. 06/09

Ver. Date 11/22/15

PID 95383

PARCEL 1-SH2 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 30, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH2

Being a parcel of land lying on the right side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet right of centerline station 25+93.85 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 15+97.55 of the centerline of survey & construction, S.R. 37, said point being the TRUE POINT OF BEGINNING.

Thence, along the existing Right of Way line of S.R. 37, South 03 degrees 13 minutes 25 seconds West a distance of 25.00 feet to a set iron pin on the proposed Right of Way line, said pin being located 55.00 feet right of centerline station 25+93.78 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 15+72.55 of the centerline of survey & construction, S.R. 37;

Page 2 of 2

Rev. 06/09

RX 270 SH

Thence, along said proposed Right of Way line, North 86 degrees 56 minutes 52 seconds West a distance of 18.78 feet to a set iron pin, said pin being located 55.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 25.00 feet to a set iron pin on the existing Right of Way line of S.R. 256, said pin being located 30.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, along said existing Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 18.85 feet to the POINT OF BEGINNING.

It is understood that the above described area contains $\underline{0.011}$ acres more or less, including the present road which occupies $\underline{0.000}$ acres, more or less, which is to be deducted from the value of Auditor's Parcel Number $\underline{0.000}$ 049-02634-20.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2868 of Fairfield County, Ohio.

Charles W. Price, Jr. P.S. 7825

Date

PRICE, JR. S-7825

CHARLES W.

TRANSFER NOT NECESSARY

APR 03 2013

201300007174
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-03-2013 At 12:18 pm.
EASEMENT 52.00
OR Book 1628 Page 3143 - 3147

County Auditor, Fairfield County, Ohi

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. WAGNER and E. DARLENE WAGNER, dba WAGNER RENTALS LLC, an Ohio Limited Liability Company, the "Grantor" herein, for and in consideration of valuable consideration paid by the VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation, the "Grantee" herein, hereby grants to Grantee, its successors and assigns forever, a permanent easement as hereafter described in, through and under the following described real estate for the purposes of and under the conditions hereinafter set forth across the following described real property:

See EXHIBIT 1 for the complete legal description of said permanent easement area, which exhibit is attached hereto and incorporated herein.

<u>Permanent Easement</u>: A permanent casement is hereby granted for the purpose of constructing, operating and maintaining a water line and a sanitary sewer line and all appurtenances thereto for the Grantee's State Route 256 Sanitary Sewer Extension Project (the "Project"), to be constructed in the easement described in the attachment hereto, said attachment designated as EXHIBIT 1.

The Grantor shall fully use and enjoy the said property except for the purposes herein granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the construction, maintenance, operation, replacement or repair of said water line or sanitary sewer line or appurtenances, or the ingress/egress to said areas, and the Grantor shall not change the grade over such permanent or ingress/egress areas, except with the written approval of the Grantee, which approval shall not be unreasonably withheld.

The Grantee shall have the right hereunder, at all times, to enter upon the easement to do all things necessary for the purpose of accessing, constructing, operating, maintaining, inspecting, repairing, renewing, removing or replacing said water line or sanitary sewer line and all appurtenances thereto, in, over, across or under said easement.

The Grantee shall, insofar as practicable after the construction of the above described water and sanitary sewer line and all appurtenances, restore all property herein described and

OR 1628 PAGE3 144

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 2

belonging to the Grantor or its successors and assigns, except buildings, trees or other structures within the easement area, to its original condition.

THE GRANTEE SHALL HAVE AND HOLD the above described permanent easement with all rights, privileges and appurtenances as described herein and belonging to the Grantee, its successors and assigns forever, for the uses and purposes permitted herein.

The covenants herein shall run with the land.

The Grantor further covenants with the Grantee, its successors and assigns that it is well seized of the said premises as stated, in fee simple, and that it will warrant and defend the title of said premises against all claims except any taxes, assessments due and to become due, and easements and restrictions contained in all former instruments of record.

Acceptance of this easement by the Grantee acknowledges acceptance of the terms, conditions and covenants contained herein.

IN WITNESS WHEREOF, the said Grantor has set its hand hereto.

WAGNER RENTALS LLC by:

PAUL M WAGNER

Printed name & title)

E. DARLENE WAGNER

E. DAN FUE WALNES MEMBES

OR 1628 PAGE 3145

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 3

STATE OF OHIO **COUNTY OF FAIRFIELD**

BE IT REMEMBERED, that on this 2013, before me the subscriber, a Notary Public in and for said county and state, personally came the above-named WAGNER RENTALS LLC, the Grantor in the foregoing easement, and acknowledged the signing of the same to be its voluntary act and deed for the uses and purposes therein mentioned.

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

> JAMES L. KELLER **Notary Public**

In and for the State of Ohio My Commission Expires Lifetime Commission

Notary Public, State of Ohio

Prior instrument reference: O.R. 1434, Page 2871, Deed Records of Fairfield County, Ohio.

This instrument prepared by: Jeffrey Feyko, Esq. Baltimore Village Solicitor 115 North Center Street Pickerington, Ohio 43147 Phone: 614-837-1870 Fax: 614-837-2235

Email: feykolaw@aol.com

TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street Lancaster, Ohio 43130 Phone (740) 687-1710 Fax. (740) 687-0877

Description of a 20 Foot Utility Easement

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

Being over part of the 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868 and 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 for reference at the northeast corner of Section 30 and the intersection of the centerlines of Baltimore-Somerset Road (SR256) and Lancaster-Newark Road (SR37);

thence South 89 degrees 44'00" West a distance of 690.00 feet to the northwest corner of said 10.011 acre tract;

thence South 00 degrees 10'46" East a distance of 30.00 feet to a 5/8 inch rebar previously set on the west line of said 10.011 acre tract and the TRUE POINT OF BEGINNING;

thence with the south right of way line of Baltimore-Somerset Road, North 89 degrees 44'00" East a distance of 660.00 feet to a point on the west right of way line of Lancaster-Newark Road;

thence with the west right of way line of Lancaster-Newark Road, South 00 degrees 10'46" East a distance of 1804.76 feet to a 3/4 inch iron pipe found on the south line of said 80.11 acre tract:

thence with the south line of said 80.11 acre tract South 89 degrees 43'50" West a distance of 20.00 feet to a point;

thence North 00 degrees 10'46" West a distance of 1784.76 feet to a point;

thence South 89 degrees 44'00" West a distance of 640.00 feet to a point on the west line of said 10.011 acre tract;

thence North 00 degrees $10^{\circ}46^{\circ}$ West a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 1.122 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". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

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.

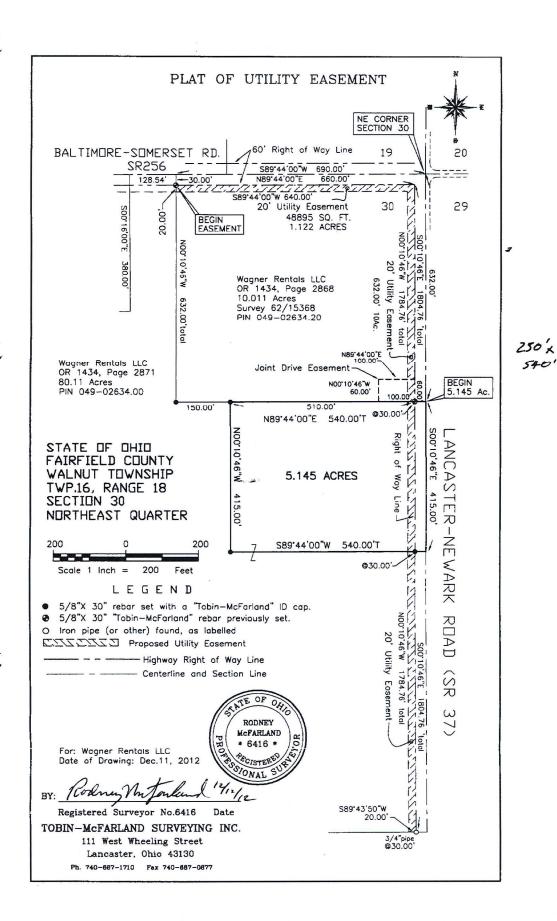
USBRI wagner joint drive

WE OF OHO
RODNEY
MCFARLAND
8416

EXHIBIT

1

OR 1628 PAGE3 147



OR | 628 PAGES | 54

AGREEMENT FOR EXTENTERRITORIAL WATER AND/OR SEWER SERVICES AND CONSENT TO ANNEXATION

The Village of Baltimore, Ohio agrees to furnish surplus amounts of the following utility services:

X Water (check as appropriate)

TRANSFER NOT NECESSARY

X Sewer (check as appropriate)

APR 03 2013

to the Owner(s) of the property described below:

Name(s):

WAGNER RENTALS LLC

County Auditor, Fairfield County, Ohio

Address:

950 Balti nore-Somerset Rd. NE, 835 Baltimore-Somerset Rd. NE, and 0 Baltimore-Somerset Rd. NE, Baltimore, Ohio 43105

Fairfield County Parcel Nos.: 0490253310, 0490263400 and 0490263420

Deed References: OR Book 1434, Page 2874, OR Book 1434, Page 2871 and OR Book 1434 Page 2868, Deed Records of Fairfield County. Ohio

according to the following term., conditions, and covenants:

201300007176
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-03-2013 At 12:18 pm.
AGREE MISC 48.00
OR Book 1628 Page 3154 - 3156

- The term of this agreemant is indeterminate.
- This agreement is for su plus utility services only.
- Once the property served by this Agreement becomes contiguous to the corporate limits of the Village of Baltin ore, the Owner(s) of the property agrees to annex the property into the Village of Baltin ore and cooperate with all efforts to do so.
- 4) The parties agree that the covenants in this Agreement shall run with the land and burden the real property served by the utility services covered by this Agreement, and that the Village has a right to record the Agreement and enforce it against current and future title holders.
- 5) If the property served by this Agreement becomes contiguous to the corporate limits of the Village of Baltimore, and the Owner of the property fails to cooperate with all efforts to annex the property in o the Village of Baltimore, then the Village may terminate this contract and all associated services with thirty (30) days notice. In such a case the Owner shall indemnify the Village for all of the Village's legal and consulting fees incurred in connection with the Owner's lack of cooperation.

OR 1628 PAGES | 55

- All charges to be paid by the Owner for utility services as set forth herein, including but not limited to tap fees and user fees, and all other terms of such service not identified herein, shall be the same as set forth in legislation passed by the Council for the Village of Baltimore, as such legislation exists now or is adopted in the future.
- 7) No party shall connect to the waterline adjacent to the premises of the Owner without the Owner's prior written consent. The Village shall be required to forward any parties seeking to connect to said waterline adjacent to the premises of the Owner to the Owner for its consent. Any tap fees for said waterline shall be payable to and assessed solely by the Owner.

AGREED Owner(s)

Designee of the Village of Baltimore

WAGNER RENTALS LLC
Printed Name

Scott A. Brown, Village Administrator Printed Name

Signature and Title

Signature

12-31-12-Date

Date

STATE OF OHIO COUNTY OF FAIRFIELD

On the 31^{ct} day of December, 2012, before me the undersigned Notary Public, personally appeared foul m Wagner on behalf of WAGNER RENTALS LLC, Owner, and acknowledged the signing of this document to be his voluntary act and deed.



Peggy K. Lawlis, Notary Public in and For The State of Ohio My Commission Expires April 04, 2016

Notary Public

OR 1628 PAGES 156

STATE OF OHIO }
COUNTY OF FAIRFIELD}

On the 1-3-201 day of December, 2012, before me the undersigned Notary Public, personally appeared Scott A. Brown, Village Administrator of the Village of Baltimore, Ohio, and acknowledged the signing of this document to be his voluntary act and deed.

Melma Jo Noles Notary Public

Document Prepared By:

Jeffrey Feyko, Esquire Village Solicitor for Village of Baltimore 115 N. Center Street Pickerington, Ohio 43147 Tel.: (614) 837-1870 Fax: (614) 837-2235



MELISSA JO DOLES Notary Public, State of Ohio My Commission Expires 04-03-2015

EASEMENT

THIS EASEMENT AND RIGHT OF WAY granted this \(\frac{VYI/I}{2}\) day of \(\frac{\text{SEITEH BEK}}{\text{NEK}}\), 19 87, by and between Ruth Ann Taylor & James A.Taylor, her husband, Donald L. Kull & Marilyn Jame Kull, his wife, Electa Darlene Wagner & Paul Michael Wagner, her husband;

hereinafter whether singular or plural, called the "Grantors" and COLUMBIA GAS OF OHIO INC., an Ohio corporation, having an office and place of business at 200 Civic Center Drive, P.O. Box 117, Columbus, Ohio 43216-0117, (hereinafter called the "Company").

WITNESSETH:

That for and in consideration of the sum of Three Hundred and no Dollars (\$ 300.00) the receipt of which is hereby acknowledged, and in further consideration of the promise of the Company to pay the. Grantors, the sum of Three Thousand and no Dollars (\$ 3,000.00 before entry is made to construct the same, the Grantors hereby grant and convey to the Company, it successors and assigns, an exclusive easement and right of way to construct, operate, maintain, replace and finally remove in and upon the hereinafter described parcel of land, all such pipelines, regulating, measuring, heating and other equipment of similar nature that Company may use in connection with transporting and distributing gas and/or any other similar substance or substances that can be transported through pipelines, together with a suitable building to house the aforassic facilities on lands situate in Walnut Township, Fairfield County, Ohio, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The Company shall indemnify and hold harmless the Grantors and all of their heirs, successors or assigns from and against all claims, damages, losses, suits and actions; including attorney's fees, arising or resulting from the installation, construction, operation, maintenance, repair, replacement or removal of said regulator facilities and pipelines on, over, under and across said premises, unless caused by the negligence of Grantors, their heirs, successors or assigns.

TO HAVE AND TO HOLD all and singular, the Easements and Rights of Way herein granted unto Company, its successors and assigns so long as the Company or its successors or assigns, shall use the said facilities and equipment for any or all of the purposes hereinbefore set forth.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantors and the Company and their respective representatives, heirs, successors and assigns.

TRANSFER 4T HESSSANT

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Burne F. R. 2.

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IN WITNESS WHEREOF, the Grantors, have hereunto set their hands the day and year first above written.

Signed, sealed and delivered in the presence of:

Little Land Safet Rith Ann Taylor

Family Jane A. Taylor

Whatly Jane Kill

Marilyn Jane Kill

Llettle Wagner

Fersonally appeared before me. A. Charler Wagner

Rith Ann Taylor & James A. Taylor, her hisband; Donald L. Kill & Marilyn Jane Kill, his wife; Electa Darlene Wagner & Paul Michael Wagner, her hisband, who acknowledged the signing of the foregoing instrument to be their

voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this YATH day of SETTEMBER 19 87.

My Commission Expires:

M. a ma

ROBERT W. KIRBY
NOTARY PULLEL FOR THE STATE OF QHIQ
FRANKLIN COUNTY
MY COMMISSION EXPIRES __0.5 - V8 - 40

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OCT 2 6 1987

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THIS INSTRUMENT PREPARED BY: COLUMBIA GAS OF OHIO, INC.

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-2-

EXHIBIT "A"

REAL ESTATE DESCRIPTION

FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

TO: Columbia Gas of Ohio, Inc.

The following Real Estate situated in the County of Fairfield in the State of Ohio, and in the Township of Walnut, and bounded and described as follows:

Being a 15' x 20' permanent easement and a 15' wide gas pipeline easement in a 88 acre tract conveyed to the Grantors in Deed Book 529, Page 635, Recorder's Records, Fairfield County, Ohio, situated in the southeast Quarter Section 19, T.16N., R.18W. and being more particularly described as follows:

PERMANENT EASEMENT

: *;

Beginning, for reference, at an iron pin found marking the intersection of the centerlines of State Route 256 and State Route 37, the same being the southeast corner of said 88 acre tract and Section 19;

thence South $89^{\rm O}41^{\rm I}$ West 487.61 feet, in the centerline of State Route 256, to a point;

thence North 1⁰11' East 30.01 feet to an iron pin set in the north right-of-way line of State Route 256 marking the pincipal place of beginning and the southeast corner of the herein described permanent easement;

thence South 89 41 West 15.00 feet, in the north right-of-way line of State Route 256, to an iron pin set;

thence North 1011' East 20.00 feet to an iron pin set;

thence North $89^{\circ}41^{\circ}$ East 15.00 feet, parallel with the north right-of-way line of State Route 256, to an iron pin set;

thence South 1011' West 20.00 feet, along an existing utility pole line, to the principal place of beginning, containing 300 square feet more or less.

GAS PIPELINE EASEMENT - 15' WIDE

Beginning in the north line of the above described Permanent Easement, South 89°41' West 7.50 feet from the northeast corner thereof;

thence North 1⁰11' East 631.98 feet, in the centerline of this 15.00 feet wide gas pipeline easement and along the west side of an existing utility pole line, to a point;

thence South 90^000° East 451.02 feet to the terminus point of the herein described centerline of the 15.00 feet wide gas pipeline easement, said terminus point being in the west right-of-way line of State Route 37 (60 feet wide),

20873

REAL ESTATE DESCRIPTION

PAGE 2.

FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

TO: Columbia Gas of Ohio, Inc.

The above described permanent easement and gas pipeline easement being as shown on Drawing No. 023-79-87 attached hereto and made a part hereof. Bearings are based on an assumed direction of North 0°00' East for the centerline of State Route 37. Iron pins set are 5/8" rebars with I.D. caps marked "Columbia Gas."

This description is based on an actual survey of the premises in September 1987 by Roger L. Smith, Registered Surveyor No. 5207.

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9/87 R.L.S.

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AGREEMENT FOR CONDITIONAL LIMITED TIME GAS SERVICE

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				015	TRIBUTION CO	MPANY	_		١.		
hereinafter	called "Applicant", part	y of the fir	st part.	C	Columbia G	uu u	io			Inc.	
ADDRESS					DISTRICT OF	FICE NAME		AREA OFFI			NUMBER
99 North Fr	ront St., Columbus, Ohio	43215,			1300	Central		Bal	Ltimor	9	1342
COMMUNITY NA	ME Baltimore Fai	rfield	CORNWEE								
	alnut Twp.		62	her	reinafter ca	illed "Distrib	ution (Company	", party	of the se	cond part and
TRANSMISSION C	OMPANY		ADDRESS								
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- service, upon thirty (30) days notice, for any of the following reasons, among others:

 (A) When the well, gathering, storage or transmission pipeline of Transmission Company serving Applicant is primary function.

 (B) When the supply of natural gas contemplated for service to Applicant becomes depleted or exhausted.

 (C) When the pressure on such Transmission Company pipeline is reduced to an improper or unsatisfactory in the pressure on such Transmission Company pipeline is reduced to an improper or unsatisfactory in the Applicant and to fulfill its other purposes.

 (D) Whenever it becomes necessary to relocate, reclaim or abandon the pipeline of Transmission Company.

 4. Transmission Company or Distribution Company may, without notice to Applicant, interrupt the delivatement of the property of the company or Distribution Company, or the employees of either, or Applicant or the public generally.

 5. Transmission Company and Distribution Company make no awarmate, express or limited as to the low.
- son Company or Distribution Company, or the employees of either, or Applicant or the public generally.

 5. Transmission Company and Distribution Company make no warranty, express or implicit as to the length of time such natural gas for the contemplated service will be available.

 6. Applicant covenants that his service hereunder will be surrendered upon request of Distribution Company and in accordance with the terms of this Agreement, and further covenants that should be refuse to surrender the service upon request so as to delay or impede Transmission Company in removing said pipeline from service, or so as to cause Transmission Company to operate or maintain said pipeline in an inefficient manner in order to maintain service to Applicant and to fulfill the other purposes, if any, of said pipeline, such action shall constitute a breach of this Agreement; and Applicant shall theresipon be liable in damages to Transmission Company for its costs from time to time incurred in consequence of such breach hereof.

 7. Transmission Company agrees that at such that a such this as saying shall be permanently and finally terminated to Applicant under Sec.
- 7. Transmission Company agrees that at such time as service shall be parmanently and finally terminated to Applicant under Section 3 hereof, it shall, upon request of Applicant, pay to Applicant in full satisfaction of any and all claims against Transmission Company and Destribution Company, and to aid and assist Applicant in the costs stendant to transfer to the most economical alternate source of energy where gas is not readily available from another supplier, a sum reckoned according to the following schedule:

Time clapsed from initial service hereunder to termination 5 years or less 5 to 15 years More than 16 years

Where gas is not readily available from another supplier
Alternate fuel costs (up to 200 million B.T.U. per year) for 3.0 years
Alternate fuel costs (up to 200 million B.T.U.) for 1.0 years
Alternate fuel costs (up to 200 million B.T.U.) for 1.0 years

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FORM C 2230 (Cont's)

Page 2 of 4

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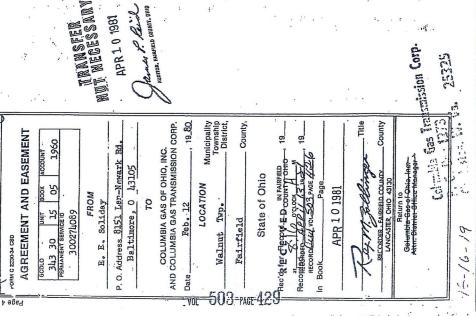
- 8. In consideration of the premises, Applicant hereby grants to Distribution Company and Transmission Company an easement for a site, acceptable to them, for the location of a Company service line, a cleaner, heater, regulators, meter and building, as may be required, at a point not to exceed twenty (20) feet from the pipeline of Transmission Company; and at Applicant's own cost and expense, Applicant shall furnish, lay, connect and maintain the customer service line and house line used for the safe and practical transporting and controlling of gas to be served, and install meter protection from external forces, when required; and Transmission Company agrees to furnish, install and maintain the necessary Company service line from its pipeline, which will include any necessary gas cleaning equipment. All installations performed by persons other than Distribution Company or Transmission Company are subject to Distribution Company approval in accordance with the then effective Columbia Gas System standards for gas piping and appliance venting on customer's premises.
- Distribution Company shall furnish, at its own cost and expense, the meters, fittings and service regulators for furnishing the gas to be supplied hereunder to all except large volume customers (that is, up to 50 million B.T.U. per day), except as follows with respect to service regulators:
- (A) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure not exceeding 60 psig. Distribution Company will furnish the necessary service regulator at no cost to Applicant.
- (B) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 60 psig but not in excess of 200 psig, which will necessitate one high pressure service regulator in addition to the service regulator. Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulator.
- (C) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 200 psig which will necessitate two high pressure service regulators in addition to the service regulator, Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulators.
- (D) Subsequent to this Agreement, Distribution Company agrees (i) to make any and all replacements of service regulators and (ii) install any additional service regulators needed at this location, at Distribution Company's cost and expense. If this Agreement supersedies a pre-existing service Agreement, Distribution Company shall bear the cost and expense of replacing pre-existing service regulators.

Applicant agrees to maintain, at his own cost and expense, the customer service line, house line and installed meter protection from external forces, when required, in an operating condition satisfactory to Distribution Company. All material furnished by either Applicant or Distribution Company or Transmission Company may be realaimed and removed from the premises by the party owning same at the termination of this Agreement.

- 10. Where a heater must be operated on the inlet side of a service regulator, to permit measurement of the gas, the heater and the gas used to operate such heater shall be supplied by Transmission Company at its expense.
- 11. Applicant agrees to notify Distribution Company of all problems arising out of any variations in the pressure of gas in the customer service line and house lines as well as defects in pipe, connections or appliances, the escape or leaking of gas, the sticking of valves or regulators and other irregularities incident to the service equipment of Applicant.
- 12. Distribution Company and Transmission Company shall have access at all times to all equipment herein provided for, for the purpose of determining whether such equipment is in proper condition and operated in accordance with this Agreement, and as well with the Rules, Regulations and Schedules of Distribution Company applicable to the jurisdictional public service customers, which said Rules, Regulations and Schedules as they exist from time to time shall also apply to this Agreement and are hereby specifically made a part hereof by reference.
- 13. The maximum pressure at which gas is to be supplied to Applicant for residential use shall not exceed seven (7) inches water column at the outlet of the service regulator, and the responsibility for the care of the service regulators and their proper adjustment to conform with the above specified pressure shall rest with Distribution Company. Applicant agrees to install a customer service line and house lines of sufficient size to give adequate service at this pressure.
- 14. Applicant agrees that Distribution Company shall have the right, without notice, to shut off the gas at any time from Applicant for any of the following causes; (A) for repairs; (B) for want of gas supply; (C) for non-payment of bills when due; (D) for any violation of this Agreement by Applicant; (E) upon discovery of a flow of stray electric current upon the house lines that is or mind the agreement was expressed by Applicant; (E) upon discovery of a flow of stray electric current upon the house lines that is or mind the acrice dangerous; (P) in the event that gas service hereunder was secured by Applicant's misrepresentation; (O) management of the care of the company or castomer service lines or thouse lines or appliances are found so that shut off is required for safety reasons; and (I) when leaks are found that require prompt repair (but not shut-off) for safety reasons, and when repairs are not made promptly by Applicant.
- 15. At all times, Applicant agrees to service, repair and maintain in good and safe condition all customer service lines, house lines, fixtures, appliances, equipment and facilities owned by or installed by Applicant hereunder. Applicant further agrees to hold Distribution Company and Transmission Company harmless from any and all liability imposed against it arising from Applicant's use, maintenance, repair or ownership of the same.
- 16. Distribution Company or its agent, may require Applicant to supply a reasonably safe guarantee or a cash deposit. Said deposit will be refunded when the delivery of gas has been discontinued, after all bills due to Distribution Company have been paid and the receipt for such deposit has been surrendered.
- 17. Upon the request of Applicant, Distribution Company will test the accuracy of the meter, provided Applicant deposits with Distribution Company a sum of money sufficient to cover the costs arising from the removal and replacement of the meter for testing purposes. A meter registering between three percent [3%] fast and three percent [3%] fast whall be determed for all purposes to be registering correctly. When the meter is tested and is found to be registering correctly. Distribution Company shall retain such part of said deposit as was actually expended in the removal and testing of the meter; I said deposit upon the insufficient to fully cover said actual expenses, Applicant shall pay the difference. When the meter is tested and found to be registering incorrectly. Distribution Company will refund to Applicant the entire amount of the deposit. Provided, however, that where State meter testing rules vary from the above, such State rules shall control.
- 18. Applicant agrees to pay Distribution Company for all gas so delivered on receipt or before the due date of the bill for the monthly period and at the rate prevailing from time to time in the general locality in which Applicant is served hereunder.
- 19. Applicant understands, and by the execution of this Agreement specifically agrees, that the service herein contamplated is a private contractual service and is not utility service subject to public regulation, unless State law otherwise requires, and that nothing herein contained shall be construed as implying an intention or "holding out" on the part of either Distribution Company or Transmission Company to serve the public in the area generally, or to dedicate any of its facilities to public use or service. All parties agree that both Distribution Company and Transmission Company are subject generally to regulation, so that this Agreement is subject to any lawful governmental order applicable thereto.

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			Page 3 of 4
	IN WITNESS WHEREOF, said parties have her	eunto set their hands this 12t	h .
	day of Feb. , 19 80.		
	Signed and acknowledged	ge and the same	
	in the presence of:	and the state of t	
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	WITNESS:	APPLICANT;	, ,
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•	STATE OF OHIO		
	STATE OF ORIO		
LF	GOUNTY OF Fairfield)		
****	Before me, a Notary Public in and for said	County and State, personally appear	ared the above
٠,		, who acknowledged that	
	foregoing instrument and that the same is his	free act and deed.	
	IN TESTIMONY WHEREOF, I hereunto set my I	nand and official seal this 12th	day of
	Feb. 19 80.	Time 1/200	
		NOTARY PUBLIC	***************************************
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	STATE OF OHIO)	. My C.	dinnication Expires 12-17-0
) SS:		
	COUNTY OF)		1744N
	Before me, a Notary Public in and for said Cour	ity and State, personally appeared	- shairs named
		, District Office Manager of th	
*	COLUMBIA GAS OF OHIO, INC., a corporation, or premises, and who acknowledged that he did sign to	with represented that he is duly au	Mana is his free
	act and deed as such officer and is the free act an	d deed of said corneration	inergano noc
	IN TESTIMONY WHEREOF, I hereunto set my h	and and official seal this	0, 1,
	day of March 1950	6 100	11:0
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		NOTARY PUBLIC	17:35
	STATE OF WEST VIRGINIA)	EDWARD R. CRAVEN	1 3 3
) SS:	NOTARY PUBLIC STATE OF OH	٥, ۲
	COUNTY OF KANAWHA	MY COMMISSION EXPIRES MARCH 12	1881
	Before me, a Notary Public in and for said Coun	ity and State, personally appeared	
		mager of Land Rights . , of th	e above named
	COLUMBIA GAS TRANSMISSION CORPORATION	I, a corporation, who represented t	hat he is duly
	authorized in the premises, and who acknowledged	that he did sign the foregoing instrum	ent and that the
	same is his free act and deed as such officer and i	s the free act and deed of said corpo	ration.
į.	IN TESTIMONY WHEREOF, Linerounto	set my hand and official seal this	6th
١.	day.of, 19_51	Manna 1/ Lan	,
þ	5	NOTARY BUBLIC	
=34	THIS INSTRUMENT	Commission expires Se	ept. 25, 1985
	PREPARED BY: SHOWARD OCC	FOR: COLUMBIA GAS	OF OHIO, INC.
	The state of the s		
,:	FORM C 2230-34 CSO		
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61-91-51

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VOL. 449 PAGE 564

RIGHT-OF-WAY EASEMENT

JUN 6 1975

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1700) and other good and valuable goods and converted to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTON does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor, and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair; maintain, replace; and remove a waterline over, across, and through the land of the GRANTOR situated in Fairfield County, State of Ohio, said land being as follows:

Situated in Walnut Township, being part of Range 18, Township, 16, Section 19, Congress Eands and described in a deed recorded in Deed Book 376, page 603, Recorder's Office, Fairfield County, Ohio. together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this easement.

The easement shall be 10 feet in width, the center line of which is described as follows: Beginning at a point on the west line of the above described tract, said point being 40 feet botth of the centerline of State Route 256, thence, running easterly and parallel to the said centerline of said State Route 256 to a point 55 feet west of the centerline of State Route 27, thence, southeasterly to the intersection of the centerlines of said State Route 256 and said State Route 256 and said State Route 37, and also an easement to serve adjoining or adjacent property to the south of the above described easement.

The following condition shall be met by the GRANTEE: All field tile encountered during construction of the water line shall be protected by placing a preformed concrete support under each tile that the water line passes under for the width of the trench and 18" on each side of the trench

The tile shall be secured to the support by straps.

The considerarion begainabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GKANTE covenants to maintain the easement in good repair so that and unreasonable damage will result from its use to the adjacent land of the GKANTOK. his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the bonefit of the GRAMTAE, its successors and assigns.

TITNESS WHEREOF, the GRANTORS have executed this instrument this # day of

and acknowledged in the presence of:

Condition regarding field tile accepted by the GRANTEE in of the foregoing witnesses:

Stilts of Olits, County of The Lewis County of 1975

The Te Remembered, That on the CPS days of 1975
Subscriber, a North William in and for Said County, personally came

Enc Grander & she foregoing beed and arknowledged the signing thereof bd ber UNiO 6 1975

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North Middle Control

This instrument was aprepared by JACKSON Gakenings, Baletimore, Chic.

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Faul A. Balthaser, & Ann S. Balthaser, his	CIO	
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of Psirfiold and State of Ohio and being a jourt of Scotion	No. 4 Township to	
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On the East by lands of Na Good		di
0 77 00		mponing monomic monomic mean
On the West by lands of F. Kell Chara. with the right of ingress and ogress to und from and over said premises.		
Together with the right to cut or trim my trees which may endanger the sai		sald electric power line.
TO HAVE AND TO HOLD the same unto taid THE OHED POWER COMP		
It is agreed that the foregoing is the entire contract between the parties field		
WITNESS the following signatures and seals, this 19th day	olNay	1949.
WITNESS:	P	
James R. Baker JAMES R. BAKER	Paul A. Balthaser Paul A. Balthaser	(SEAL)
Towney II Smith	Ann S. Balthager	
Vornon V. Spith VERNON V. SMITH	ANN S. PALTHASER	
THE STATE OF OHIO FAIRfield COUNTY, a	Company of the Compan	(SEAL)
Defere me. a Notary Papilic	in and for said County, per	signific appeared the above
named Paul A. Balthaser and Ann S. Balthaser	The same county, year	
MALIACIA PROPERTY AND		
who acknowledged that 1997 did sign the within instrument and that	the same in thoir afree set and done,	
BY WITNESS WHEREOFT have because set my hand and others seed on	this 19th day of May	A. D. 19.,48,
My supplies string string string to mining in Si (N. P.	SEAL) Vernon V. Smith	Notary Public
VIN COLUMN TO THE STATE OF THE		MOVER'S LITTLE
Before me. 3.	he and for said County, per-	mostly appeared the above
named		,
who acknowledged that did sign the within instrument and that	the same is free act and deed,	
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My commission expires		Notary Public
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DETIRE OF EASEARCH Mr. E. E. SOLIGAY FORM No. 6-D RED EN BELLIMOTE, OF RED EN BELLIMOTE, OF RECEIVED OF THE OHIO POWER COMPANY, in this colporation, the sum E. E. SOLIGAY & Blecks A. SOLIGAY, his wife briefly grant, and convey and safe said the Ohio Dower Company, is taking remove an electric power line, with all necessary pides, anchors, wires and attackment of education and patentially experience and being a part of Section Range No. 1897 and State of Chic and being a part of Section Con the North by the lands of Climb Ballmor & L. M. Parks: On the East by lands of Climb Ballmor & L. M. Parks: On the East by lands of Harley Klingor On the West by lands of Mary Hubber With the right of ingreas and ogress to and from and once told grantice. Together with the right to cut or faint any trees which may endanger the safe TO HAVE AND TO HOLD the same onto taid THE OHIO FOWER COMPLET is agreed that the foregoing is the entire contract between the parties here WITHESS the following signatures and scale, this 20d day WITHESS: Westion V. Smith VERNON V. SMITH Jensel R. Baker JAMES R. Baker THE STATE OF OHIO, FRINTIELD.	W. O. No\$03/557-1 of One Collect (\$1.00) in consideration of which necessors and assigns, the right and essentent to of firstline, including integraph and telephone when over our lands situate in the Towachip of	p No. 515 prestruct, operate and maintain, and the right to permit is limit. County 15H. 15H. 15H. 15H. 15EAL) (SEAL) (SEAL) (SEAL)
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DELIE OF EASEMENT No. E. E. Soliday Perm No. 6-D RED AL Baltimore, Or RED 667 RECITIVED OF THE OHIO POWER COMPANY, in Only colporation, the sum and convey and said the Call Gay, in a wife before the Soliday & Electa A. Soliday, in a wife before the color power line, with all necessary pides, anchora, when and acceptance to add poles, with a services and consulent therefore, on and of . Felifield and State of Chia and being a part of Section Range No. 18W and State of Chia and being a part of Section Range No. 18W and bounded: On the North by the lands of Chint Estimory & L. Ma Pares On the Seath by lands of Harley Klinger On the Seath by lands of Harley Klinger On the West by lands of Mary Hubdr with the right of legress and egress to and from and over said premise. Together with the eight to cut or trint any trees which may endanger the said TO HAVE AND TO HOUD the same unto said THE OHIO FOWER COMP. It is agreed that the foregoing is the entire scattract between the parties bere WITENESS the following signatures and seath, this 2nd day WITENESS T. Saider JAMES R. Baker THE STATE OF OHIO, Fairfield COUNTY, S. Before me. 1 Notary Public maned E. E. Soliday & Electa A. Soliday, hill went a schooleded that Libey did sign the within insertment and that each acknowledged that Libey did sign the within insertment and that	W. O. No	p No. 516 prestruct, operate and main- , and the right to permit (albuth County 15N 15N (SEAL) (SEAL) (SEAL) anally appeared the above
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File No. 8776

Electa A. Soliday C. E. Soliday The Court South-Central Rural Electric Cooperative, Inc.

Form LE-189

Location Number_

Fee \$.90

RIGHT - of - WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Electa A. Soliday for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto South-Central Hural Electric Cooperative, Inc., a corporation, whose postoffice address is Box 425, Lancaster, Chio, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the county of Fairfield, State of Chio, and more particularly described as follows:

142 acres in sections 19 and 20 Walnut Township

and to place, construct, operate, repair, maintain, relocate and replace in or along S. R. 37 abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wirds in falling.

In granting this easement it is understood that at pole locations, only a single pole and appurtonances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of contraction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whonever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gonder shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of May, 1949.

Electa A. Soliday C. E. Soliday

(L.SS) (L.S.)

Signed, sealed and delivered in the presence of:

Darwin Kindler Albert Asbersold

(Acknowledgments)

STATE OF OHIO

(ss.

Fairfield COUNTY

Be it remembered, that on this 19th day of May, 1949, personally appeared before me, the undersigned, a Notary Public in and for said County, the above name Electa A. Soliday granter in the foregoing grant, and admostledged the execution thereof to be her voluntary act and doed. above named

IN TESTIMONY WHEREOF; I have hereunto signed my name and affixed my official seal the day and year last mentioned above.

Motary Public E. F. Eckert, Fairfield County, Ohio E. F. ECKERT, MCTARY PUBLIC MY COMMISSION EXPIRES JUNE 8, 1949

(N. P. SEAL)

RECEIVED FOR RECORD: June 2, 1949

AT: 1:21 O'clock P. M.

RECORDED: June 3, 1949

ATTEST: Paul J. King R. F. E.

FIL No. 6367.	3-88				
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IN WITNESS WHEREOF, the parties	of the first part hade he	reunto set Their hand	and seal the day and y	ear first above
written.		J.W. Kace	/	
Signed and Acknowledged in the present	e of:	Welthas.b.	Race	
J. J. Rochey.	k			
The State of Ohio, Tairfiel	LCounty, SS.			
J. W. Race and h	blich in and for said Country Weltha V. Rac	ty, personally appeared the	above named	
	cknowledged that. Theydie		t and that the same is	Heir free
In Witness Whereof, I have hereunto 1982 NP (Seal) P	set my hand, and official seal T.L. Rockey. otary fublic otary fublic outside County Obio on mission Expires Naya	on this. 5. Back	day of Movember ey: Notary 1.	es A. D.
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DATE 12/09/2005

DOCUMENT ID 200534202248

DESCRIPTION ARTICLES OF ORGANIZATION/DOM. LLC (LCA)

125.00

EXPED

PENALTY

CERT

COPY 00

Receipt

This is not a bill. Please do not remit payment.

LANE, ALTON & HORST LLC 175 SOUTH THIRD STREET COLUMBUS, OH 43215-5100

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, J. Kenneth Blackwell

1586079

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

WAGNER RENTALS, LLC

and, that said business records show the filing and recording of:

Document(s)

Document No(s):

ARTICLES OF ORGANIZATION/DOM. LLC

200534202248



United States of America State of Ohio Office of the Secretary of State Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 5th day of December, A.D. 2005.

Cureth Bachmell

Ohio Secretary of State



Prescribed by J. Kenneth Blackwell

Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos e-mail: busserv@sos.state.oh.us Oyes PO Box 1390
Columbus, OH 43216
*** Requires an additional fee of \$100 ***
PO Box 670
Columbus, OH 43216

ORGANIZATION / REGISTRATION OF LIMITED LIABILITY COMPANY

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Complete the information	n in this section if box ((1) is checked Cont.		
	ORIGIN	IAL APPOINTM	ENT OF AGENT	
The undersigned author	ized member, manage	or or representative of		
Wagner Rent	als, LLC			
	(nai	me of limited liability company	n	
hereby appoint the follow statute to be served upo	n the limited liability co	ompany may be served.	cess, notice or demand re The name and address o	quired or permitted by if the agent is:
	Douglas J. Schocki	man		
	(Name of Agent)			
	175 S. Third St., St.			
	(Street)	NOTE	: P.O. Box Addresses are NO	l'acceptable.
	Columbus		Ohio	43215
	(City)		(State)	(Zip Code)
authorized representative		Authorized Repre		Date Date
	ACC	CEPTANCE OF AP	POINTMENT	
The undersigned, named	d herein as the statutor	ry agent for		
Wagner Renta				
	(nan	ne of limited liability company)	
hereby acknowledges an	d accepts the appoint	a O.S. John	mited liability Company.	

PLEASE SIGN PAGE (3) AND SUBMIT COMPLETED DOCUMENT

	(Name)			
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Fairfield County GIS



Notes

PCL 002 and 004 WAGNER RENTALS, LLC ACRES AND 6.91 ACRES

62.33

Base Data

Parcel:

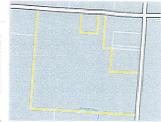
0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE



[+] Map this property.

Mailing Address

Mailing Name:

WAGNER RENTALS LLC

City State Zip:

Address:

7498 RUFFNER RD BALTIMORE, OH 43105

Taxing District

City:

UNINCORPORATED

Township:

WALNUT TOWNSHIP

School District:

LIBERTY UNION-THURSTON L.S.D.

Legal

Neighborhood:

00064009 WALNUT TWP

DIST 049

Legal Acres:

62.33

Legal Description: R 18 T 16 S 30 NE

Land Use:

(110) A - AGRICULTURAL

VACANT LAND AGRICULTURAL

Property Class:

Range Township

Section:

0-0-0

Map Number:

0030-00-025-00

Tax Year 2020 Tentative Valuation

	Appraised	Assessed (35%)
Land Value:	\$343,050.00	\$120,070.00
Building Value:	\$0.00	\$0.00
Total Value:	\$343,050.00	\$120,070.00
CAUV Land Value:	\$101,250.00	
Taxable Value:	\$35	440.00

Tax Credits

Owner Occupancy NO Credit:

Homestead Reduction:

NO

Notes

Notes:

Note:

2020 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:

0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.



Change Tax Year: 2020 ∨

Property Tax

	Tax Year 2020 Payable 2021	
	First Half	Second Half
Gross Charge:	\$0.00	\$0.00
Reduction Factor:	\$0.00	\$0.00
Ion-Business Credit:	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00
omestead Reduction:	\$0.00	\$0.00
pecial Assessments:	\$0.00	\$0.00
AUV Recoupment:	\$0.00	\$0.00
enalties And Adjustments:	\$0.00	\$0.00
ubtotals:	\$0.00	\$0.00
ior Charges:		\$0.00
nterest:		\$0.00
ull Year Total:		\$0.00
ayments:		\$0.00
alf Year Due:		\$0.00
ull Year Due:		\$0.00

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
7/16/2020	(\$105.72)
6/16/2020	(\$105.74)
5/20/2020	(\$105.74)
4/28/2020	(\$105.74)
4/2/2020	(\$105.74)
12/30/2019	(\$985.52)

6/18/2019 (\$246.38) 5/16/2019 (\$246.38) 4/18/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$256.41) 1/4/2019 (\$995.48) 7/20/2018 (\$248.85) 6/18/2018 (\$248.87) 5/16/2018 (\$248.87) 4/17/2018 (\$248.87) 4/17/2018 (\$248.87) 3/27/2018 (\$248.87) 2/16/2018 (\$438.05) 12/27/2017 (\$806.28) 7/21/2017 (\$201.55) 6/19/2017 (\$201.55) 6/19/2017 (\$201.57) 5/23/2017 (\$201.57) 4/24/2017 (\$201.57) 4/24/2017 (\$201.57) 4/23/2017 (\$201.57) 2/23/2017 (\$1,007.83) 7/20/2016 (\$878.63) 2/24/2016 (\$878.63) 2/24/2016 (\$878.63) 2/24/2016 (\$883.81) 2/27/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 2/28/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 3/1/2009 (\$326.06) 7/18/2008 (\$307.72)	7/19/2019	(\$246.37)
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7/20/2016 (\$878.63) 2/24/2016 (\$878.63) 7/16/2015 (\$836.81) 2/27/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	4/3/2017	(\$201.57)
2/24/2016 (\$878.63) 7/16/2015 (\$836.81) 2/27/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/23/2017	(\$1,007.83)
7/16/2015 (\$836.81) 2/27/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72)	7/20/2016	(\$878.63)
2/27/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/24/2016	(\$878.63)
7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	7/16/2015	(\$836.81)
3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/27/2015	(\$836.81)
5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	7/18/2014	(\$830.19)
5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	3/4/2014	(\$830.19)
2/28/2013 (\$412.91) 8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	5/30/2013	(\$722.71)
8/3/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	5/24/2013	(\$412.91)
2/28/2012 (\$412.92) 7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/28/2013	(\$412.91)
7/18/2011 (\$617.86) 2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	8/3/2012	(\$412.92)
2/24/2011 (\$617.86) 7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/28/2012	(\$412.92)
7/19/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	7/18/2011	(\$617.86)
3/1/2010 (\$331.22) 7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	2/24/2011	(\$617.86)
7/16/2009 (\$326.06) 2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	7/19/2010	(\$331.22)
2/23/2009 (\$326.06) 7/18/2008 (\$307.72) 2/25/2008 (\$307.72)		(\$331.22)
7/18/2008 (\$307.72) 2/25/2008 (\$307.72)	7/16/2009	(\$326.06)
2/25/2008 (\$307.72)		(\$326.06)
		(\$307.72)

Report Discrepancy

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.
The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Tax Year 2020 Tentative Valuation

Valuation Data

Parcel:

0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE



[+] Map this property.

Valuation 2020 ✓

	Appraised	Assessed
Land Value:	\$343,050.00	\$120,070.00
Building Value:	\$0.00	\$0.00
Total Value:	\$343,050.00	\$120,070.00
CAUV Land Value:	\$101,250.00	
Taxable Value:	\$35,440.00	

Report Discrepancy

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.

The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Note:

2020 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:

0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.

Change Tax Year: 2019 ∨

Property Tax

	Tax Year 2019 Payable 2020	
	First Half	Second Half
Gross Charge:	\$1,229.77	\$1,229.77
Reduction Factor:	(\$401.15)	(\$401.15)
Non-Business Credit:	(\$71.52)	(\$71.52)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$757.10	\$757.10
Prior Charges:		\$0.00
Interest:		\$0.00
Full Year Total:	\$1	,514.20
Payments:	(\$1,514.20)	
Half Year Due:	\$	50.00
Full Year Due:	\$	50.00

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
7/16/2020	(\$105.72)
6/16/2020	(\$105.74)
5/20/2020	(\$105.74)
4/28/2020	(\$105.74)
4/2/2020	(\$105.74)
12/30/2019	(\$985.52)

7/19/2019	(\$246.37)
6/18/2019	(\$246.38)
5/16/2019	(\$246.38)
4/18/2019	(\$246.38)
3/28/2019	(\$246.38)
2/22/2019	(\$236.41)
1/4/2019	(\$995.48)
7/20/2018	(\$248.85)
6/18/2018	(\$248.87)
5/16/2018	(\$248.87)
4/17/2018	(\$248.87)
3/27/2018	(\$248.87)
2/16/2018	(\$438.05)
12/27/2017	(\$806.28)
7/21/2017	(\$201.55)
6/19/2017	(\$201.57)
5/23/2017	(\$201.57)
4/24/2017	(\$201.57)
4/3/2017	(\$201.57)
2/23/2017	(\$1,007.83)
7/20/2016	(\$878.63)
2/24/2016	(\$878.63)
7/16/2015	(\$836.81)
2/27/2015	(\$836.81)
7/18/2014	(\$830.19)
3/4/2014	(\$830.19)
5/30/2013	(\$722.71)
5/24/2013	(\$412.91)
2/28/2013	(\$412.91)
8/3/2012	(\$412.92)
2/28/2012	(\$412.92)
7/18/2011	(\$617.86)
2/24/2011	(\$617.86)
7/19/2010	(\$331.22)
3/1/2010	(\$331.22)
7/16/2009	(\$326.06)
2/23/2009	(\$326.06)
7/18/2008	(\$307.72)
2/25/2008	(\$307.72)

Report Discrepancy

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.

The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Summary

Parcel Number 0490263400

Location Address BALTIMORE-SOMERSET RD NE

BALTIMORE OH 43105

Legal Description R 18 T 16 S 30 NE

(Note: Not to be used on legal documents.)

Property Class A - AGRICULTURAL

Land Use (110) A - AGRICULTURAL VACANT LAND

Neighborhood 00064009 Legal Acres 62.33

City UNINCORPORATED Township WALNUT TOWNSHIP

School District LIBERTY UNION-THURSTON L.S.D.

Owner Occupancy Credit NO Homestead Reduction NO

View Map

Owner

Owner

ACT INVESTMENTS LLC

3560 DOLSON CT STE P CARROLL OH 43112 Tax Mailing Address ACT INVESTMENTS LLC 3560 DOLSON CT STE P CARROLL OH 43112

Submit Mailing / Site Address Correction Request

Valuation

Tax Year 2024 Tentative Valuation

Tax Year	2024
Land Value	\$411,650.00
Building Value	\$0.00
Total Value (Appraised 100%)	\$411,650.00
Land Value	\$39,590.00
Building Value	\$0.00
Total Value (Assessed 35%)	\$39,590.00
Land CAUV Value	\$113,100.00
Taxable Value	\$39,590.00

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	Appraised Total Value	Assessed Land Value	Assessed Building Value	Assessed Total Value	CAUV	Taxable Value
2024	\$411,650	\$0	\$411,650	\$39,590	\$0	\$39,590	\$113,100	\$39,590
2023	\$411,650	\$0	\$411,650	\$39,590	\$0	\$39,590	\$113,100	\$39,590
2022	\$411,650	\$0	\$411,650	\$39,590	\$0	\$39,590	\$113,100	\$39,590
2021	\$343,050	\$0	\$343,050	\$35,440	\$0	\$35,440	\$101,250	\$35,440
2020	\$343,050	\$0	\$343,050	\$35,440	\$0	\$35,440	\$101,250	\$35,440
2019	\$343,050	\$0	\$343,050	\$35,440	\$0	\$35,440	\$101,250	\$35,440
2018	\$326,970	\$0	\$326,970	\$53,340	\$0	\$53,340	\$152,390	\$53,340
2017	\$326,970	\$0	\$326,970	\$53,340	\$0	\$53,340	\$152,390	\$53,340
2016	\$321,600	\$0	\$321,600	\$46,910	\$0	\$46,910	\$134,020	\$46,910
2015	\$321,600	\$0	\$321,600	\$40,340	\$0	\$40,340	\$115,250	\$40,340
2014	\$321,600	\$0	\$321,600	\$40,100	\$0	\$40,100	\$114,560	\$40,100
2013	\$321,600	\$0	\$321,600	\$40,100	\$0	\$40,100	\$114,560	\$40,100
2012	\$279,580	\$0	\$279,580	\$19,590	\$0	\$19,590	\$55,970	\$19,590

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel.

Lots Sizes shown here are intended for valuation purposes only.

Description	Acres	Square Feet	Val ue
Homesite	1.0000	43,560	\$29,700
Tillable	52.6280	2,292,476	\$378,920
Woodland	0.5500	23,958	\$1,780
Wetland/Wasteland	6.9600	303,178	\$1,250
R.O.W.	1.1920	51,924	\$0

Total Acres: 62.3300 Total Land-Value: \$411,650

Soils

Soil Type	Use Type	Acres	CAUV
CEN1B1	CROP	0.2350	\$350
CSA	CROP	14.8040	\$18,950
МСВ	CROP	7.2520	\$9,430
MNS3A	CROP	37.2620	\$83,840
R.O.W	NONAG	1.1920	\$0
CSA	WOOD	0.0490	\$10
CSA	WOOD	0.2450	\$60
MNS3A	WOOD	1.2910	\$460

Land Use Type Totals:

Use Type	Acres
CROP	59.5530
NONAG	1.1920
WOOD	1.5850

Total Acres: 62.3300 **CAUV** \$113,100

Sales

Transfer Date	Sale Date	Seller	Buyer	Sale Price	Sale Validity	Book - Page	Instrument #
11/20/2020	11/17/2020	WAGNER RENTALS LLC	ACT INVESTMENTS LLC	\$969,360	MULTI-PARCEL VALID		202000026495
	7/5/2006	WAGNER PAUL MICHAEL	WAGNER RENTALS LLC	\$0	NOT OPEN MARKET	1434-2871	
	2/3/2004	SAKAS DANIEL G	WAGNER PAUL MICHAEL	\$705,000	UNVALIDATED SALES	1327-15	
	8/4/2000	SAKAS DANIEL G	SAKAS DANIEL G	\$0	UNVALIDATED SALES	1120-599	
	7/13/2000	SAKAS GEORGE	SAKAS DANIEL G	\$O	UNVALIDATED SALES	1118-335	

Tax History

2024 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Year					
(click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
⊕ 2024 Pay 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2023 Pay 2024	\$0.00	\$1,490.52	\$1,490.52		
⊞ 2022 Pay 2023	\$0.00	\$1,479.76	\$1,479.76		
⊞ 2021 Pay 2022	\$0.00	\$1,454.32	\$1,454.32		
± 2020 Pay 2021	\$0.00	\$1,462.62	\$1,462.62		

Levies

Disclaimer

The levy calculator provides an estimate of tax liabilities based upon upcoming levies. Estimates may vary slightly from actual based upon credits and "rollbacks".

 Authority
 ADAMH
 Election Date
 11/5/2024

 Use
 Operating Expenses
 Beginning Tax Year
 2026

 Levy Type
 Renewal
 Number of Years
 10

 Proposed Mills
 0.75

 Tax Current
 Tax Proposed
 Tax Incr/(Decr)

 \$15.12
 \$15.12
 \$0.00

Payments

Date	Amount
7/18/2024	(\$745.26)
2/15/2024	(\$745.26)
7/20/2023	(\$739.88)
2/17/2023	(\$739.88)
7/7/2022	(\$727.16)
2/15/2022	(\$727.16)
6/29/2021	(\$731.31)
2/3/2021	(\$731.31)

Tax Bill

Please note: The URL to make tax payments has changed. We are working on getting the Treasurer link updated in the Tax Bill but in the mean time, please go to https://www.co.fairfield.oh.us/TREASURER/

Tax Bill

Property Card

Property Card

Pay Your Taxes Online

Pay Taxes

Please verify exact amounts with the Treasurer's Office at (740) 652-7140

No data available for the following modules: Dwellings, Commercial Improvement Information, Interior/Exterior Information, Improvements, Other Features, Permits, Special Assessments, Photos, Sketches.

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Summary

Parcel Number 0490263420

Location Address BALTIMORE-SOMERSET RD NE

BALTIMORE OH 43105

Legal Description R 18 T 16 S 30 NE

(Note: Not to be used on legal documents.)

Property Class A - AGRICULTURAL

Land Use (110) A - AGRICULTURAL VACANT LAND

Neighborhood 00064009 Legal Acres 6.91

City UNINCORPORATED Township WALNUT TOWNSHIP

School District LIBERTY UNION-THURSTON L.S.D.

Owner Occupancy Credit NO Homestead Reduction NO

View Map

Owner

Owner

ACT INVESTMENTS LLC 3560 DOLSON CT STE P CARROLL OH 43112

Tax Mailing Address ACT INVESTMENTS LLC 3560 DOLSON CT STE P CARROLL OH 43112

Submit Mailing / Site Address Correction Request

Valuation

Tax Year 2024 Tentative Valuation

· · · · · · · · · · · · · · · · · · ·	
Tax Year	2024
Land Value	\$66,790.00
Building Value	\$0.00
Total Value (Appraised 100%)	\$66,790.00
Land Value	\$3,590.00
Building Value	\$0.00
Total Value (Assessed 35%)	\$3,590.00
Land CAUV Value	\$10,250.00
Taxable Value	\$3,590.00

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	Appraised Total Value	Assessed Land Value	Assessed Building Value	Assessed Total Value	CAUV	Taxable Value
2024	\$66,790	\$0	\$66,790	\$3,590	\$0	\$3,590	\$10,250	\$3,590
2023	\$66,790	\$0	\$66,790	\$3,590	\$0	\$3,590	\$10,250	\$3,590
2022	\$66,790	\$0	\$66,790	\$3,590	\$O	\$3,590	\$10,250	\$3,590
2021	\$55,660	\$0	\$55,660	\$3,160	\$0	\$3,160	\$9,040	\$3,160
2020	\$55,660	\$0	\$55,660	\$3,160	\$O	\$3,160	\$9,040	\$3,160
2019	\$55,660	\$0	\$55,660	\$3,160	\$ 0	\$3,160	\$9,040	\$3,160
2018	\$34,450	\$0	\$34,450	\$4,870	\$0	\$4,870	\$13,910	\$4,870
2017	\$34,450	\$0	\$34,450	\$4,870	\$0	\$4,870	\$13,910	\$4,870
2016	\$38,700	\$0	\$38,700	\$5,450	\$0	\$5,450	\$15,580	\$5,450
2015	\$38,700	\$0	\$38,700	\$4,770	\$0	\$4,770	\$13,640	\$4,770
2014	\$38,700	\$0	\$38,700	\$4,770	\$ 0	\$4,770	\$13,640	\$4,770
2013	\$56,060	\$0	\$56,060	\$6,830	\$ 0	\$6,830	\$19,520	\$6,830
2012	\$43,240	\$0	\$43,240	\$2,870	\$0	\$2,870	\$8,190	\$2,870

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel.

Lots Sizes shown here are intended for valuation purposes only.

Description	Acres	Square Feet	Value
Tillable	5.1510	224,378	\$37,090
R.O.W.	0.7590	33,062	\$0
Homesite	1.0000	43.560	\$29,700

Total Acres: 6.9100 Total Land-Value:

\$66,790

Soils

Soil Type	Use Type	Acres	CAUV
CSA	CROP	3.7040	\$4,740
MNS3A	CROP	2.4470	\$5,510
R.O.W	NONAG	0.7590	\$0

Land Use Type Totals:

Use Type	Acres
CROP	6.1510
NONAG	0.7590

Total Acres: 6.9100 **CAUV** \$10,250

Sales

Transfer Date	Sale Date	Seller	Buyer	Sale Price	Sale Validity	Book - Page	Instrument #
11/20/2020	11/17/2020	WAGNER RENTALS LLC	ACT INVESTMENTS LLC	\$969,360	MULTI-PARCEL VALID		202000026495
	7/5/2006	WAGNER PAUL MICHAEL	WAGNER RENTALS LLC	\$0	NOT OPEN MARKET	1434-2868	
	2/3/2004	SAKAS CORNER LTD	WAGNER PAUL MICHAEL	\$104,500	UNVALIDATED SALES	1327-17	
	10/4/2000		SAKAS CORNER LTD	\$0	UNVALIDATED SALES		

Tax History

 $2024\,taxes\,have\,not\,yet\,been\,calculated.\,Any\,amounts\,shown\,here\,represent\,unpaid\,charges\,from\,prior\,years.$

Tax Year					
(click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
⊕ 2024 Pay 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2023 Pay 2024	\$0.00	\$135.16	\$135.16		
⊞ 2022 Pay 2023	\$0.00	\$134.18	\$134.18		
⊞ 2021 Pay 2022	\$0.00	\$129.66	\$129.66		
± 2020 Pay 2021	\$0.00	\$130.40	\$130.40		

Levies

Disclaimer

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 Authority
 ADAMH
 Election Date
 11/5/2024

 Use
 Operating Expenses
 Beginning Tax Year
 2026

 Levy Type
 Renewal
 Number of Years
 10

 Proposed Mills
 0.75

 Tax Current
 Tax Proposed
 Tax Incr/(Decr)

 \$1.37
 \$1.37
 \$0.00

Payments

Date	Amount
7/18/2024	(\$67.58)
2/15/2024	(\$67.58)
7/20/2023	(\$67.09)
2/17/2023	(\$67.09)
7/7/2022	(\$64.83)
2/15/2022	(\$64.83)
6/29/2021	(\$65.20)
2/3/2021	(\$65.20)

Tax Bill

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Tax Bill

Property Card

Property Card

Pay Your Taxes Online

Pay Taxes

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