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 Recorded: 05/12/2011 at 10:23:59 AM
 Fee Amt: \$36.00 Page 1 of 3
 Columbiana County, Ohio
 CRAIG BROWN County Recorder
 File# 2011-00006316

BK **1795** PG **869**

Warranty Deed

Joint and Survivorship

KNOW ALL MEN BY THESE PRESENTS THAT Zachary R. Boldizar, single, the Grantor, claiming title by or through instrument recorded in Book 1710, Page 706, Columbiana County Recorder's Office, for valuable consideration thereunto given, and for the sum of One Dollar (\$1.00) received to his full satisfaction of **Steven K. Horst and Esther V. Horst**, the Grantees, whose tax mailing address will be:

31341 Willard Rd.
 Hanoverton, OH 44423

DOES GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, for their joint lives, the remainder to the survivor of them, the following described premises, situated in the Township of Franklin, County of Columbiana, and State of Ohio:

See "Exhibit A" attached for a complete description of the property.

Permanent Parcel No(s): 22-00010.003

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

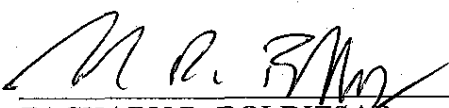
AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 10th day of May, 2011.

Grantor:

ENTERED FOR TRANSFER

MAY 10 2011


 ZACHARY R. BOLDIZAR

NANCY MILLIKEN
COLUMBIANA COUNTY AUDITOR

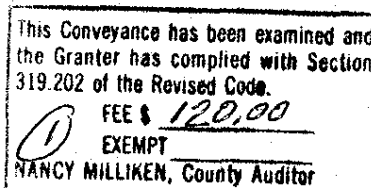


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BK 1795 PG 870

STATE OF OHIO)
) ss.
STARK COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **Zachary R. Boldizar**, single who acknowledged that he did sign this Warranty Deed With Survivorship and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Minerva, Ohio the 10th day of May, 2011.

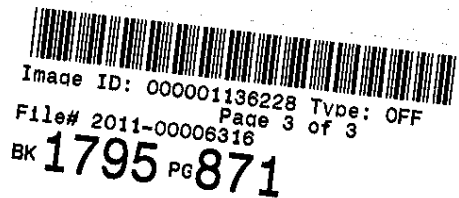
(SEAL)



NOTARY PUBLIC

Robert A. Clark, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Added This Instrument Prepared By:
Clark, Clark and Chaddock
Attorneys at Law
201 North Market St.
Minerva, OH 44657
330-868-4210

**EXHIBIT A:**

Situated in the Township of Franklin, County of Columbiana and State of Ohio:

Known as and being a tract of land situated in the West Half of Section 3, Franklin Township, T-14, R-4, Columbiana County, State of Ohio and being more fully described as follows:

Beginning at an iron pin found at the Northwest corner of said Section 3;

Thence along the County line between Carroll County and Columbiana County, S 00°-04'-06" E, a distance of 607.62 feet but to a railroad spike set in McKaig Road (T.R. 842), said point being the true place of beginning of the tract herein described and passing over an iron pin found at 590.47 feet.

Thence along McKaig Road and along the south line of a tract of land now or formerly owned by Ralph E. Kreps as described in O.R.V. 854, Page 244 of the Columbiana County Records, N 63°-25'-19" E, a distance of 232.99 feet but to an iron pin set on the south line of the State Route 644 right of way as described in D.V. 536, Page 156 of the Columbiana County Deed Records.

Thence along the south line of the said State Route 644 right of way the following courses and distances:

S 28°-45'-00" E, a distance of 2172.92 feet but to an iron pin set.

S 61°-15'-00" W, a distance of 25.00 feet but to an iron pin set.

S 28°-45'-00" E, a distance of 219.90 feet but to an iron pin set.

N 89°-57'-14" W, a distance of 7.71 feet but to an iron pin set on the northeast right of way line of the Pennsylvania Lines LLC, formerly the Cleveland and Pittsburgh Railroad.

Thence along the Pennsylvania Lines LLC right of way along a curve turning to the right with an arc length of 973.04 feet, with a radius of 3355.65 feet, with a chord bearing of N 46°-16'-43" W, a chord length of 969.63 feet but to an iron pin set on the Quarter Section Line.

Thence along the Quarter Section Line and along the Pennsylvania Lines LLC right of way, N 89°-55'-54" E, a distance of 1.73 feet but to an iron pin set.

Thence continuing along the Pennsylvania Line LLC right of way, N 57°-58'-05" W, a distance of 742.55 feet but to a point on the Carroll County-Columbiana County Line.

Thence along the Carroll County-Columbiana County Line, N 00°-04'-06" W, a distance of 941.61 feet but to the true place of beginning and passing over a 2" square iron bar found at 7.54 feet and passing over iron pins found at 898.79 feet and at 928.73 feet.

Containing 19.288 acres of land (0.310 acres in McKaig Road right of way) be the same more or less but subject to all legal highways, right of ways and easements.

Basis of Bearings: N 28°-45'-00" W assumed on the State Route 644 right of way per O.D.O.T. right of way plans.

All iron pins set are 5/8" x 30" rebar with cap and Ohio registration number 6806 affixed.

A survey of the tract herein described was done by Ed Browne and Associates, Inc., in September 2009.

Prior Deed: D.V. 1444, Page 532, O.R.V. 845, Page 726 and O.R.V. 1347, Page 701.

Parcel No. 22-00010.003

