

Recorded: 7/7/2020 1:04 PM Type: OFF
 Total Fees: \$54.00 Pages 1 of 4
 Columbiana County, Ohio
 Theresa Bosel County Recorder
 File # 202000006643 Book: 2413 Page: 968

CORRECTION QUIT-CLAIM DEED

STATE OF OHIO §
COUNTY OF § **KNOW ALL MEN BY THESE PRESENTS:**
COLUMBIANA §

WHEREAS, Lance R. Hull and Nicole R. Hull, the Grantors, previously executed that certain Quit-Claim Deed dated September 8, 2015, recorded in Book 2122, Page 434, Official Records, Columbiana County, Ohio, the "2015 Deed"; and,

WHEREAS, the 2015 Deed does not fully identify the name of the Grantee therein. The Grantee is identified in the 2015 Deed as: Lance R. Hull and Nicole R. Hull, Co-Trustees of the Hull Family Revocable Trust dated September 8, 2015; the correct name of the Grantee is: Lance R. Hull and Nicole R. Hull, Co-Trustees of the Hull Family Revocable Living Trust dated September 8, 2015; and,

WHEREAS, a Memorandum of Trust evidencing the existence of the Grantee and the powers of the Trustees thereof is recorded in Book 2122, Page 431, Official Records, Columbiana County, Ohio; and,

WHEREAS, this deed has been executed solely for the purpose of correcting the identity of the Grantee on the 2015 Deed.

NOW THEREFORE, Lance R. Hull and Nicole R. Hull, husband and wife, the Grantors, for good and valuable consideration paid, the receipt and sufficiency of which is acknowledged, Give, Grant, Bargain, Sell, Remise, Release and Forever Quit-Claim unto **Lance R. Hull and Nicole R. Hull, Co-Trustees of the Hull Family Revocable Living Trust dated September 8, 2015**, the Grantee, whose tax-mailing address is: 13020 SR 644, Hanoverton, Ohio, 44423, and to Grantee's heirs and assigns forever, the following described premises with all appurtenances located thereon:

All that parcel of land situated in the Township of Franklin, County of Columbiana, State of Ohio:

See Exhibit "A" attached hereto and made a part hereof.

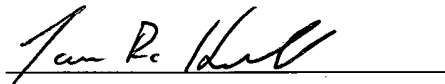
The real property described above is conveyed subject to: 1.) All easements, covenants, conditions and restrictions of record; 2.) All legal highways; 3.) Zoning, building and other laws, ordinances and regulations; 4.) Real estate taxes and assessments not yet due and payable; and 5.) Rights of tenants in possession

Permanent Parcel Number: 2200256000

Known as 13020 SR 644, Hanoverton, Ohio 44423

Prior Instrument Reference: Book 2122, Page 434, Official Records of Columbiana County, Ohio.

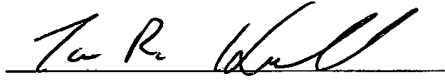
IN WITNESS WHEREOF, Grantors have executed this instrument this 19th day of June, 2020, however, this instrument shall be deemed to be effective for all purposes as of September 8, 2015.

GRANTOR:


Lance R. Hull

GRANTOR:


Nicole R. Hull

GRANTEE:


Lance R. Hull, Co-Trustee of the Hull Family Revocable Living Trust dated September 8, 2015

GRANTEE:


Nicole R. Hull, Co-Trustee of the Hull Family Revocable Living Trust dated September 8, 2015

ACKNOWLEDGMENTS

STATE OF OHIO §
COUNTY OF Stark § SS:

The foregoing instrument was acknowledged before me this 19th day of June, 2020, by **Lance R. Hull**.


Notary Public

My Commission Expires

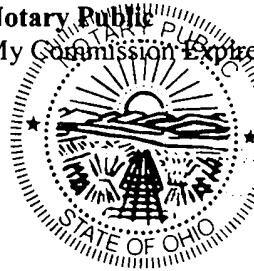


ROBERT F.
McNAMARA
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Expiration Date
Section 147.03 O.R.C.

STATE OF OHIO §
COUNTY OF Stark § SS:

The foregoing instrument was acknowledged before me this 19th day of June, 2020,
by **Nicole R. Hull**.

Notary Public
My Commission Expires:



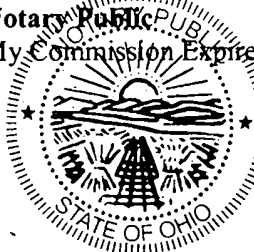
ROBERT F.
McNAMARA

Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Expiration Date
Section 147.03 O.R.C.

STATE OF OHIO §
COUNTY OF Stark § SS:

The foregoing instrument was acknowledged before me this 19th day of June, 2020,
by **Lance R. Hull, Co-Trustee of the Hull Family Revocable Living Trust dated September 8, 2015.**

Notary Public
My Commission Expires:



ROBERT F.
McNAMARA

Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Expiration Date
Section 147.03 O.R.C.

STATE OF OHIO §
COUNTY OF Stark § SS:

The foregoing instrument was acknowledged before me this 19th day of June, 2020,
by **Nicole R. Hull, Co-Trustee of the Hull Family Revocable Living Trust dated September 8, 2015.**

Notary Public

My Commission Expires:

This instrument was prepared:

Robert F. McNamara, Esq.

McNamara, Demezyk

12378 Cleveland Ave

12378 Cleveland Ave

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EXHIBIT "A"

Known as and being a certain parcel of land situated in the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Franklin Township, T-14, R-4, Columbiana County, State of Ohio, and being more fully described as follows:

Beginning at an iron pin found marking the S.E. corner of said S.W. quarter and also being the Southeasterly corner of parcel #22-00256.00, ORV 1111/660 now or formerly owned by E. Wellendorf; Thence South 00 degrees 15 minutes 25 seconds West a distance of 148.52 feet to an iron pin found marking the Southeasterly corner of parcel #22-00086.001, ORV 1111/660 now or formerly owned by E. Wellendorf; Thence with a curve to the right having a radius of 1409.42 feet, an arc length of 388.42 and a chord bearing and distance of North 66 degrees 47 minutes 36 seconds West 387.19 feet to an iron pin found on the Section line; Thence South 89 degrees 20 minutes 55 seconds East and with said line a distance of 70.77 to a point; Thence with the Easterly line of lands now or formerly owned by the Columbiana County Commissioners deed 541/122 and a curve to the right having a radius of 1300.21 feet an arc length of 743.10 feet and a chord bearing and distance of North 45 degrees 25 minutes 35 seconds West 733.02 feet to a point; Thence continuing with said Easterly line North 29 degrees 03 minutes 13 seconds West a distance of 450.00 feet to a point; Thence continuing South 60 degrees 56 minutes 47 seconds West a distance of 30.00 feet to a point; Thence continuing North 29 degrees 03 minutes 13 seconds West a distance of 427.00 feet to an iron pin found on Wellendorf's North line; Thence North 89 degrees 53 minutes 48 seconds East and with said line a distance of 1241.11 feet to a post on the Quarter Section line; Thence South 00 degrees 51 minutes 11 seconds East (Basis for Bearings) and with said quarter section line a distance of 1272.16 feet but to the place of beginning, Containing in Area 25.351 Acres with 24.696 Acres in Section 3 and 0.655 Acres in Section 10; more or less and subject to all rights of way, easements, and legal highways.

* feet

Survey prepared by Thomas D. Nicholson P.S. #6922 dated 6/28/2010

ROBERT F.
McNAMARA
Attorney At Law

ROBERT F.
McNAMARA
Attorney At Law

**ENTERED FOR
TRANSFER**

JUN 26 2020

**NANCY MILLIKEN
COLUMBIANA COUNTY AUDITOR**

This Conveyance has been examined & the
Grantor has complied with Sec. 819.202 of
the Ohio Revised Code.

① **FEE \$** Exempt ✓
Nancy Milliken, Auditor

**APPROVED
TAX MAP**

R.J.
SIGNATURE

June 26, 2020
DATE