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## ENTERED FOR TRANSFER

AUG - 5 2020

APPROVED
TAX MAP

SIGNATURE

JULY 31, 2020
DATE

NANCY MILLIKEN
COLUMBIANA COUNTY AUDITOR

This Conveyance has been examined & the Grantor has complied with Sec. \$19.202 of the Ohio Revised Code.

FEE\$ Exempt Value Value

## Quit-Claim Deed

Ohio Revised Code §5302.11

## KNOW ALL MEN BY THESE PRESENTS THAT GLENN PITTS and SHERRI

PITTS, husband and wife, the Grantors, claiming title by or through instrument recorded in ORV 598, Page 493, Columbiana County Recorder's Office, for valuable consideration thereunto given, and for the sum of One and 00/100 Dollars (\$1.00) received to their full satisfaction of LANCE PITTS, the Grantee, whose tax mailing address will be c/o Glenn & Sherri Pitts, 13046 SR 644, Hanoverton, OH 44423, do:

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto the said Grantee, his heirs and assigns, all right, title and interest as said Grantors have in and to the following described premises, situated in the Township of Franklin, County of Columbiana, and State of Ohio:

And known as being part of the northeast quarter, Section 10, T-14, R-4 and further described as follows:

Beginning at a 5/8" iron bar found at the northwest corner of the northeast quarter of Section 10 and further known as the true place of beginning for the tract of land herein described;

Thence N 89 deg. 58' 23'' E, along the section line, a distance of 589.00 feet to a 5/8'' iron bar set; thence S 00 deg. 01' 37'' E, passing over a 5/8'' iron bar set at 207.49 feet, a total distance of 252.49 feet to a 1'' stainless steel spike set on the centerline of State Route 644;

Thence N 84 deg. 29' 51" W, along the center of State Route 644, a distance of 405.64 feet to a 1" stainless steel spike found at the P.C. of a curve to the right having a Delta of 07 deg. 36' 59" and a radius of 1375.40 feet; Thence in a northwesterly direction, along the arc of said curve to the right, along the center of State Route 644, a distance of 182.83 feet to a 1" stainless steel spike found on the quarter section line (said arc having a chord length of 182.70 feet and bearing N 80 deg. 41' 22" W); Thence N 01 deg. 34' 38" W, along the quarter section line, passing over a

5/8" iron bar found at 41.40 feet, a total distance of 183.83 feet to the place of beginning; Containing 3.00 acres of land (.39 acres more or less in roadway) as surveyed

by Robert L. Akins this 9th day of May, 1997. Basis of bearings: the plat bearing for the section line as recorded on a survey by Howells and Baird Inc., dated February 4, 1994.

Robert L. Akins, R.S. #6331

Parcel No. 22-00190.003

Grantors herein reserve and retain unto themselves life estates for and during their natural lives. Said life estates are nonassignable.

**TO HAVE AND TO HOLD** the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his separate heirs and assigns forever.

**AND FOR VALUABLE CONSIDERATION**, Glenn Pitts and Sherri Pitts, husband and wife, do hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all their right and expectancy of Dower in the above-described premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the 29th day of JULY, 2020.

**GRANTORS:** 

GLENN PITTS

SHERRI PITTS

STATE OF OHIO

ŠS:

**COLUMBIANA COUNTY** 

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named **Glenn Pitts and Sherri Pitts**, **husband and wife**, and acknowledged that they did sign this instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29th day of JULY, 2020.

(SEAL)

This Instrument Prepared By:

John P. Ward Attorney at Law Lisbon, OH NOTARY PUBLIC

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PAULA A. BATES
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 4, 2024