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 Fee Amt: \$28.00 Page 1 of 2  
 Columbiana County, Ohio  
 CRAIG BROWN County Recorder  
 File# 2008-00011205

BK 1648 PG 163

## QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT Alden Speirs and Mary Speirs, Trustors and Trustees of THE SPEIRS FAMILY TRUST, dated 10-12-99,** the Grantors, claiming title by or through instrument recorded in ORV 773, Page 845, and ORV 773, Page 846, Columbiana County Recorder's Office, for valuable consideration thereunto given, and for the sum of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of **Alden Speirs and Mary Speirs, Trustees of THE SPEIRS FAMILY TRUST, dated 10-12-99,** the Grantee, whose tax mailing address will be 13011 SR 644, Hanoverton, Ohio 44423 does:

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

Known as and being a tract of land situated in the North half 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 at the Northeast Corner of the Northwest Quarter of said Section 10; Thence along the Quarter Section Line, S 00 deg.-01'-54" E, a distance of 148.52 feet but to an Iron Pin set on the northerly line of State Route 644 right of way and the TRUE PLACE OF BEGINNING of the tract herein described.

Thence continuing along the Quarter Section Line, S 00 deg.-01'-54" E, a distance of 1213.00 feet but to an Iron Pin set at the southwest corner of a tract of land now or formerly owned by The Columbiana County Commissioners as described in D.V. 453, page 335 of the Columbiana County Deed Records and passing over an Iron Pin set on the southerly line of State Route 644 right of way at 72.36 feet. Thence along the south line of the Columbiana County Commissioners tract and along Willard Road (T.R. 843), S 77 deg.-23'-29" E, a distance of 176.54 feet but to an Iron Pin set on the west line of a tract of land now or formerly owned by Barbara A. Furst as described in ORV 773, page 517 (tr. 6) of the Columbiana County Records. Thence along Furst's west line, S 00 deg.-01'-54" E, a distance of 294.34 feet but to an Iron Pin set on the north line of a tract of land now or formerly owned by Pennsylvania Lines LLC formerly known as Cleveland and Pittsburgh Railroad right of way and passing over an Iron Pin set at 25.62 feet. Thence along Pennsylvania Lines LLC's northerly line, N 27 deg.-52'-45" W, a distance of 1922.09 feet but to an Iron Pin set on the North Line of Section 10. Thence along the North Line of Section 10, S 89 deg.-38'-08" E, a distance of 369.06 feet but to an Iron Pin set on the northerly line of State Route 644 right of way and passing over an Iron Pin set at 239.29 feet. Thence along the northerly line of State Route 644 right of way and along the south line of a tract of land now or formerly owned by Everett L. Wellendorf ETAL as described in ORV 1111, page 660 of the Columbiana County Records, along a curve to the left having a Radius of 1409.42 feet, a Delta Angle of 15 deg.-47'-24", an Arc Length of 388.42 feet, a Chord Bearing of S 67 deg.-04'-50" E, and a Chord Distance of 387.19 feet but to the TRUE PLACE OF BEGINNING.

Containing **11.306 acres** of land (0.103 acres in Willard Road right of way and 0.746 acres in State Route 644 right of way) be the same more or less but subject to all legal highways, rights of way and easements.

Basis of Bearings: S 89 deg.-38'-08" E assumed on the Section Line per E.S. Browne survey for Bacon, McCarns and Hurst 1997.

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 August of 2007.

Permanent Parcel No(s): 22-01007.000 & 22-00217.000

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

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand the 4<sup>th</sup> day of September, 2008.

**SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:**

**GRANTORS**

**APPROVED  
 TAX MAP**

*K.O.*  
 Sept 9, 2008  
 SIGNATURE  
 DATE



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WITNESS

Alden Speirs, Trustee  
ALDEN SPEIRS, Trustee OF THE SPEIRS  
FAMILY TRUST DATED 10-12-99

WITNESS

Mary Speirs - Trustee  
MARY SPEIRS, Trustee OF THE SPEIRS  
FAMILY TRUST DATED 10-12-99

WITNESS

WITNESS

STATE OF OHIO )  
COLUMBIANA COUNTY ) ss.

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **Grantor** who acknowledged that they did sign this Quit-Claim Deed and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Lisbon, Ohio the 7 day of September, 2008.

John P. Ward  
NOTARY PUBLIC

*Held* This Instrument Prepared By:

Jerry J. Ward  
Attorney at Law  
Lisbon, Ohio

JOHN. P. WARD, Attorney at Law  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Sec. 147.03 R.C.

ENTERED FOR TRANSFER

SEP 10 2008

NANCY MILLIKEN  
COLUMBIANA COUNTY AUDITOR

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$  
EXEMPT ☒  
NANCY MILLIKEN, County Auditor

MICROFILM