**ENTERED FOR TRANSFER**

NOV 13 2023

COLUMBIANA COUNTY AUDITOR
NANCY G MILLIKEN

This Conveyance has been examined & the
Grantor has complied with Sec.319.202 of
the Ohio Revised Code.

FEES \$ 2187.20 Exempt
Nancy Milliken Auditor



Barcode ID: 4219726 Type: OFF
Recorded: 11/15/2023 at 10:40:54 AM
Fee Amt: \$50.00
Columbiana County, Ohio, Recorder's office
James Armeni Sr. - Recorder
File# 2023-00010729 Page 1 of 4

BK **2656** PG **817-820****Warranty Deed**

KNOW ALL MEN BY THESE PRESENTS THAT Mervin Detweiler, married, the Grantor, claiming title by or through instrument recorded in O.R. Book 2636, Page 886, 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 **John D. Wengerd**, the Grantee, whose tax mailing address will be:

12310 SR 644
Hanoverton, OH 44423

DOES GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assigns, 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. (73.374 acres)

Permanent Parcel No(s): Part of 22-00010.000

Grantor, his heirs and/or assigns, hereby reserves 50% of mineral rights in the above described property.


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 THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee, his 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, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

AND FOR VALUABLE CONSIDERATION I, Mervin E. Detweiler, husband of Cynda J. Detweiler, and I, Cynda J. Detweiler, wife of Mervin E. Detweiler, 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 Grantor hereunto set his hand the
8~~th~~ day of NOVEMBER, 2023.

GRANTOR:


MERVIN E. DETWEILER


CYNDA J. DETWEILER, for purpose of releasing dower

STATE OF OHIO)
) SS:
STARK COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared the above named Mervin E. Detweiler and Cynda J. Detweiler 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 8~~th~~ day of NOVEMBER, 2023.



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


NOTARY PUBLIC

This Instrument Prepared By:

Clark, Clark and Chaddock
Attorneys at Law
201 North Market St.
Minerva, OH 44657
330-868-4210

Description of a 73.374 Acre Parcel

for Mervin Detweiler

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

Being a part of the Northwest, Northeast, and Southwest Quarters of Section 3, Township 14 of Range 4 and known as being part of an 83.374 acres parcel of land as conveyed to Mervin E. Detweiler by Deed as recorded in Official Records 2636, Page 886 of the Columbiana County Deed Records, and being more particularly described as follows:

Beginning at a 5/8" Browne bar found at the southeast corner of said Northwest Quarter of Section 3, said point being the **TRUE PLACE OF BEGINNING (N: 388,334.21 – E: 2,409,911.39)**;

- 1) Thence **S 1° 10' 24" E** along the east line of said Southwest Quarter of Section 3, which is the west line of lands now or formerly owned by Bernet Land, LLC (O.R. 1893/103), a distance of **671.70 feet** to a wooden post (witnessed by a 5/8" Baird bar found S 1° 26' 07" E at a distance of 2.00 feet and a 5/8" Baird bar found N 78° 38' 03" W at a distance of 2.00 feet);
- 2) Thence **S 89° 32' 14" W** along the north line of lands now or formerly owned by Lance & Nicole Hull Co-Trustee (O.R. 2509/749), a distance of **1241.07 feet** to a 5/8" Baird bar found;
- 3) Thence **N 29° 19' 11" W** along the northeast line of State Route 644, a distance of **972.68 feet** to a 2" ODOT disk found;
- 4) Thence **N 60° 33' 08" E** along the southeast line of lands now or formerly owned by the State of Ohio, Department of Transportation (O.R. 1915/598), a distance of **20.00 feet** to a 2" ODOT disk found;
- 5) Thence **N 29° 18' 03" W** along the northeast line of said ODOT parcel, a distance of **150.00 feet** to a 2" ODOT disk found;
- 6) Thence **S 60° 41' 57" W** along the northwest line of said ODOT parcel, a distance of **30.00 feet** to a 3/4" iron bar set;
- 7) Thence **N 29° 09' 55" W** along the northeast line State Route 644, a distance of **379.10 feet** to a 5/8" Browne bar found;

Thence along lands now or formerly owned by Nexus Gas Transmission, LLC (O.R. 2200/986) the following four (4) courses:

- 8) **S 53° 32' 13" E**, a distance of **574.15 feet** to a 5/8" Browne bar found;
- 9) **N 85° 11' 01" E**, a distance of **329.38 feet** to a 5/8" Browne bar found;
- 10) **N 34° 35' 45" E**, a distance of **187.46 feet** to a 3/4" iron bar set;
- 11) **N 20° 55' 37" E**, a distance of **165.44 feet** to a 5/8" bar found;
- 12) Thence **S 56° 00' 00" E** along a New Division Line, a distance of **297.93 feet** to a 3/4" iron bar set;
- 13) Thence **N 78° 25' 15" E** along a New Division Line, a distance of **764.92 feet** to a 3/4" Bodo Bar Found;
- 14) Thence **N 46° 44' 55" E** along a New Division Line, a distance of **265.57 feet** to a 3/4" iron bar set;
- 15) Thence **N 52° 00' 00" E** along a New Division Line, a distance of **238.00 feet** to a 3/4" iron bar set;
- 16) Thence **S 78° 52' 05" E** along a New Division Line, a distance of **482.75 feet** to a 3/4" iron bar set;
- 17) Thence **N 0° 50' 32" W** along a New Division Line, a distance of **221.64 feet** to a 3/4" iron bar set;
- 18) Thence **N 89° 53' 43" E** along the south line of lands now or formerly owned by Marilyn Wendt, Trustee (O.R. 2119/440) and Kenneth A. Hruby, Trustee (O.R. 2512/518), a distance of **673.40 feet** to a 5/8" Browne bar found;



- 19) Thence **S 1° 03' 29" E** along the west line of lands now or formerly owned by Tarka Farms LLC (O.R. 2508/637), a distance of **1060.86 feet** to a 5/8" Browne bar found;
- 20) Thence **S 89° 52' 53" W** along the north line of said Bernet Land parcel, a distance of **1525.75 feet** to the **TRUE PLACE OF BEGINNING** and containing **73.374 acres** of land (22.067 acres are in said Southwest Quarter, 19.738 acres are in said Northwest Quarter, and 31.569 acres in said Northeast Quarter of Section 3, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in February 2023 by Joseph D. Milano II, Ohio Registered Surveyor Number S-8457, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in April 2023 by David Bodo & Associates, Inc."

Note: All iron bars set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated October 2, 2023.

73.374 acres are part of current PID 22-00010.000.

Joseph D. Milano II

