

REAL ESTATE CONVEYANCE

TRANSFERRED

FEE \$.....

✓ FEB 18 2014

EXEMPT # C.....

Jim A. Slater, Jr.
County Auditor, Fairfield County, Ohio

Jim A. Slater, Jr.
County Auditor, Fairfield County, Ohio
WARRANTY DEED

201400002397
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
02-19-2014 At 08:20 am.
DEED 36.00
OR Book 1655 Page 1396 - 1398

Majors Farms, LLC, an Ohio limited liability whose address is c/o Cheryl Majors, 750 Ginder Road NW, Lancaster, Ohio 43130, and for valuable consideration paid, grants with general warranty covenants to Jonathan C. Clark, Trustee (See Revised Code Section 5301.03), whose tax mailing address is 130 East Chestnut Street, Lancaster, Ohio 43130, the following REAL PROPERTY:

Same

See Exhibit "A" attached hereto and made a part hereof, herein described as 71.478 acres of the Township of Greenfield, Section 13, Township 15, Range 19.

Parcel Number: 013-00344.00

Property Address: 3060 Lancaster-Kirkersville Road, Lancaster, Ohio 43130.

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record.

Prior Instrument Reference: Volume 1649, Page 1908, Official Records, Fairfield County, Ohio.

Executed this 15 day of February, 2014.

MAJORS FARMS, LLC

Douglas Majors

By: Douglas Majors,
Authorized Member

STATE OF OHIO

COUNTY OF FAIRFIELD, ss.

The foregoing instrument was acknowledged before me this 15 day of February, 2014, by Majors Farms, LLC, an Ohio limited liability company, and that the same was its own free act and deed and the free act and deed of Douglas Majors, Authorized Manager.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Holly J. Lybrook
Notary Public
In and For the State of Ohio
My Commission Expires
September 20, 2015

Holly J. Lybrook

Notary Public, State of Ohio
My commission expires:

This instrument prepared by:
Jon Clark, Attorney at Law
CLARK & CLARK and ASSOCIATES
130 East Chestnut Street
P.O. Box 1405
Lancaster, Ohio, 43130

DEED DESCRIPTION
 71.478 ACRES { remainder }
MAJORS FARMS, LLC PROPERTY [part]
 AUDITOR'S PARCEL #0130034400 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 112.54 + - ACRE TRACT OF THE PROPERTY OF **MAJORS FARMS, LLC** OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE, APPROXIMATE CENTERS OF, ASPHALT SURFACED, STATE ROUTE #158 [A.K.A. LANCASTER-KIRKERSVILLE ROAD] AND, ASPHALT SURFACE, COUNTY ROAD #31 [A.K.A. COONPATH ROAD] MARKING THE SOUTHWEST CORNER OF SECTION #13 [SAID "POINT" IS REFERENCED BY TWO EXISTING { 6" inch diameter, concrete, monuments } HIGHWAY MONUMENTS. THE FIRST "MONUMENT" BEARS N 32° 25' 23" W 54.67 FEET FROM SAID "POINT". THE SECOND "MONUMENT" BEARS N 33° 36' 25" E 55.22 FEET FROM SAID "POINT".];

THENCE, LEAVING "COUNTY ROAD #31", N 0° 29' 27" W 1344.85 FEET, IN THE WEST LINE OF SECTION #13, IN "STATE ROUTE #158" { A.K.A. LANCASTER-KIRKERSVILLE ROAD } AND IN THE EAST BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, JEFFREY J. and DENISE M. GRESSICK OF DEED BOOK 654, PAGE 128, SHARON M. GATES, et. al. OF OFFICIAL RECORD BOOK 1470, PAGE 1610, DANIEL J. and DELORIS K. MILLER OF DEED BOOK 608, PAGE 298, SHIRLEY ALLEN and NANCY CYDRUS, TRUSTEES, OF OFFICIAL RECORD BOOK 1563, PAGE 3152 AND THE RANDY L. and CYNTHIA K. HENWOOD, TRUSTEES, PROPERTY OF OFFICIAL RECORD BOOK 1203, PAGE 2595, TO A POINT;

THENCE, LEAVING THE WEST LINE OF SECTION #13, "STATE ROUTE #158" AND THE AFORESAID "RANDY L. and CYNTHIA K. HENWOOD, TRUSTEES," PROPERTY, N 89° 55' 12" E 1471.75 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 40.00 FEET;

THENCE N 0° 27' 45" W 1361.18 FEET TO AN INACCESSIBLE POINT IN AN EXISTING STREAM, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE VILLAGE OF DUMONTSVILLE [PLAT BOOK 1, PAGE 24], PASSING AN IRON PIN SET AT 1351.18 FEET;

THENCE N 89° 55' 12" E 470.00 FEET, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF THE DAVID E. and MAURA M. RAWN PROPERTY OF OFFICIAL RECORD BOOK 1593, PAGE 1127;

THENCE, LEAVING THE MID LINE {east & west} OF SECTION #13 AND THE SAID "VILLAGE OF DUMONTSVILLE", S 0° 27' 45" E 2266.76 FEET, IN THE AFORESAID "RAWN" BOUNDARY AND IN THE WEST BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, LEAH M. NICHOLS, TRUST, OF OFFICIAL RECORD BOOK 1528, PAGE 2421 AND THE FREDERICK F. and MICHELE L. HANNA PROPERTY OF OFFICIAL RECORD BOOK 1522, PAGE 2479, TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE THOMAS N. and LEOTA M. ACTON PROPERTY OF DEED BOOK 599, PAGE 134, PASSING EXISTING IRON PINS {Both being 5/8" inch re-bar with a plastic Id. Cap marked "Tobin-McFarland"} AT 1710.37 FEET [THE NORTHWEST CORNER OF THE AFORESAID "NICHOLS, TRUST" PROPERTY] AND AT 2209.43 FEET [THE NORTHWEST CORNER OF THE AFORESAID "HANNA" PROPERTY];

THENCE, LEAVING THE AFORESAID "HANNA" PROPERTY, N 89° 44' 21" W 301.88 FEET TO AN EXISTING IRON PIN { A 5/8" inch re-bar with a plastic Id. Cap marked Beiter

5348 } MARKING THE NORTHWEST CORNER OF THE RICHARD L. HOLDREN PROPERTY OF OFFICIAL RECORD BOOK 1609, PAGE 3780, PASSING AN EXISTING IRON PIN { a 5/8" inch re-bar with a plastic Id. Cap marked "Beiter" 5348 } MARKING THE NORTHWEST CORNER OF THE AFORESAID "ACTON" PROPERTY AT 102.53 FEET;

THENCE S 0° 42' 23" E 435.51 FEET TO A POINT IN "COUNTY ROAD #31" { A.K.A. COON PATH ROAD } MARKING THE SOUTHWEST CORNER OF THE AFORESAID "HOLDREN" PROPERTY AND IN THE SOUTH LINE OF SECTION #13, PASSING AN IRON PIN SET AT 385.51 FEET;

THENCE, LEAVING THE AFORESAID "HOLDREN" PROPERTY, S 89° 43' 30" W 1641.06 FEET, IN THE SOUTH LINE OF SECTION #13, IN "COUNTY ROAD #31" AND IN THE NORTH BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, RICHARD W. and JUDITH K. SNYDER OF DEED BOOK 438, PAGE 505, JUDITH K. SNYDER OF DEED BOOK 452, PAGE 152, DENISE S. KORDACK OF OFFICIAL RECORD BOOK 1581, PAGE 1968, JACK L. and ELSIE L. BURNSIDE OF OFFICIAL RECORD BOOK 1471, PAGE 2707, BRYAN E. GOODRICH OF OFFICIAL RECORD BOOK 1584, PAGE 3717, JASON D. BIGGS OF OFFICIAL RECORD BOOK 1374, PAGE 2981, CURTIS R. POTTS OF OFFICIAL RECORD BOOK 1551, PAGE 2811, CAROL E. JOHNSON OF DEED BOOK 541, PAGE 859, NANCY G. HOFFNER OF DEED BOOK 610, PAGE 84 AND THE WILLIAM D. GOWINS PROPERTY OF OFFICIAL RECORD BOOK 1504, PAGE 47, TO A "POINT" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "71.478 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 71.478 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE SOUTH LINE OF SECTION #13 AS BEING S 89° 43' 30" W i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "71.478 ACRES TRACT" IS A DERIVATIVE OF AN ACTUAL FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR # 7231, ON DECEMBER 5, 2013.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

A & E
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

Wayne A. Knisley
WAYNE A. KNISLEY - OHIO P. S. # 7231
DATE: *December 5, 2013*

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY CLT DATE 2-18-14

86/18746

013-00344-00 REM

