

See Official Records

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Form 903 - 01110 WARRANTY DEED - From a Corporation

145596



TUTTLAM NOTARY PUBLIC, PAY OFFICE
TUTTLAM LAW FIRM, PUBLISHED BY THE

PAID \$12.00

Know All Men By These Presents,

That,

LAKEVILLE DEVELOPMENT, INC.

a Corporation, the Grantor,

for the consideration of Ten Dollars and Other Good and Valuable Considerations

received to its full satisfaction of

JAMES THOMAS RHAMEY and SAUNDRA SUE RHAMEY

, the Grantees,

whose TAX MAILING ADDRESS will be

8667 SR 179, Route 1, Lakeville, Ohio 44638

does Give, Grant, Bargain, Sell and Convey unto the said grantees,
James Thomas Rhamey and Saundra Sue Rhamey, husband and wife for their respective lives
with the remainder in fee simple to the one of them who survives the other,
his or her heirs and assigns, the following described premises, situated in the

Township of Washington, County of Holmes

and State of Ohio:

Situate in the Township of Washington, County of Holmes, State of Ohio and
being part of the southeast quarter of Section 26, Township 20 North, Range 15
West and bounded and described as follows:

Commencing at an iron pin found in the northwest corner of the southeast
quarter of Section 26; thence South $10^{\circ} 54' 17''$ East, 957.15 feet along the quarter
section line to a PK nail set in State Route 226, the TRUE PLACE OF BEGINNING for
the parcel herein described; thence South $61^{\circ} 09' 15''$ East, 61.48 feet in State
Route 226 and along the south line of lands currently owned by Robert Fisher (Deed
Volume 195, Page 469) to a PK nail set; thence continuing along Fisher's south line
South $64^{\circ} 08' 52''$ East, 215.30 feet to a point in the southwest corner of lands
currently owned by Ronnie L. and Mary A. Burgett, said point witnessed by an iron
pin found North $25^{\circ} 51' 08''$ East, 25.00 feet distant; thence from the point, South
 $68^{\circ} 49' 41''$ East, 334.65 feet in State Route 226 and along Burgetts' south line to
an iron pin found; thence North $87^{\circ} 00' 13''$ East, 210.86 feet in State Route 226
and along Burgetts' south line to a railroad spike set and witnessed by an iron pin
set South $0^{\circ} 53' 42''$ West, 19.13 feet distant; thence from the railroad spike,
South $0^{\circ} 53' 42''$ West, 482.87 feet to an iron pin set in the north line of the
Conrail railroad; thence North $89^{\circ} 06' 18''$ West, 404.92 feet along the north line
of the railroad to an iron pin set in the southeast corner of a 1.69 acre parcel
currently owned by the Lakeville Boosters Club (Deed Volume 143, Page 421); thence
North $0^{\circ} 59' 38''$ West, 282.50 feet to a point in the northeast corner of said 1.69
acre parcel, said point witnessed by an iron pin set South $0^{\circ} 59' 38''$ East, 30.00
feet distant; thence from the point North $76^{\circ} 40' 47''$ West, 241.00 feet to an "X"
cut in the concrete deck of a bridge in State Route 179, said "X", marking the north-
west corner of said 1.69 acre parcel; thence South $10^{\circ} 32' 46''$ West, 339.00 feet
in State Route 179 to a PK nail set in the north line of the railroad marking the
southwest corner of said 1.69 acre parcel; thence North $89^{\circ} 06' 18''$ West, 32.93
feet along the north line of the railroad to an iron pin set in the west line of
the southeast quarter of Section 26; thence North $1^{\circ} 54' 17''$ West, 383.11 feet
along the quarter section line to a point in the south line of lands currently
owned by Rhamey (Deed Volume 188, Page 400), said point witnessed by an iron pin
set North $1^{\circ} 54' 17''$ West, 7.16 feet distant; thence from the point, South 89°
 $54' 17''$ East, 320.10 feet to an iron pin set in Rhamey's southeast corner; thence
North $1^{\circ} 54' 17''$ West, 143.88 feet to an iron pin set in Rhamey's northeast corner;
thence North $66^{\circ} 08' 31''$ West, 355.21 feet along Rhamey's north line to an iron pin
set in the west line of the southeast quarter of Section 26; thence North $1^{\circ} 54'$
 $17''$ West, 34.82 feet along the quarter section line to the TRUE PLACE OF BEGINNING,
containing 6.000 acres of land more or less, but subject to the local highway.

Grantor's Deed Volume 181, Page 528.

Bearings are based on an adjoining survey recorded in Plat Volume 9, Page

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180. Iron pins set are 5/8" bar with yellow caps marked "LONG-6505".

Survey and description prepared by William H. Long, R.S. 6505, November 26, 1984. Plat of the described parcel is recorded in Holmes County Record of Plats Volume 11, Page 25.

1 of 2
APPROVED 1/14/85
Holmes County Tax Map Office
Out of 33.149
Split 6.000
Bal. 27.149
☒ Plat Required
☐ Plat Recorded Vol. Pg.

TRANSFERRED
CONVEYANCE EXAMINED,
SECT. 319.202 R.C.
COMPLIED WITH.

JAN 04 1985

KEVIN E. PYLE, Auditor
HOLMES CO., OHIO
BY MC Pl. 271200
NO. 5 CF 840

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his or her heirs and assigns forever.

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JAN 4 1985

145596

Rec'd. _____ AT 3:56 O'CLOCK P.M.
Recorded Jan. 7, 1985 Holmes Co. Ohio Fee 13.⁰⁰
Deed Vol. 225 Pg. 960 Recorder *Richard*

And

Lakeville Development, Inc.

the said Grantor, does for itself and its successors and assigns, covenant with the said Grantees, his or her heirs and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatever, EXCEPT subject to and with the benefits of all conditions, restrictions, easements, assessments rights of way and uncanceled leases of record,

and that it will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, his or her heirs and assigns, against all lawful claims and demands whatsoever, except as stated herein.

In Witness Whereof said corporation hereunto sets its hand and corporate seal, by Donald R. Mackey its President
and Wilma R. McCurdy its Secretary this
27th day of December, in the year of our Lord one thousand
nine hundred and eighty four (1984),

LAKEVILLE DEVELOPMENT, INC.

Signed and acknowledged in presence of Donald R. Mackey
Donald R. Mackey
it's President
Wilma R. McCurdy
Wilma R. McCurdy
it's Secretary
John R. Waltman
Beverly E. Steele

State of Ohio, } Before me, a Notary Public
Holmes County, } ss. in and for said County and State, personally appeared
the above named LAKEVILLE DEVELOPMENT, INC.
by DONALD R. MACKEY its President
and WILMA R. MCCURDY its Secretary
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Millersburg, Ohio
this 27th day of December A. D. 1984.

This instrument prepared by
John R. Waltman, Esq.
Millersburg, Ohio 44654

Beverly E. Steele
Notary Public
BEVERLY E. STEELE, Notary Public
State of Ohio
My Commission Expires April 28, 1985