

APPROVED FOR TRANSFER ONLY
NO SUBDIVISION PLAT REQUIRED

(O.R.C. 711.001 & 711.131)

Lot(s) not for building unless
approved by Board of Health.

HCPC

HOLMES CO. PLANNING COMMISSION

By JB Date 6-17-14

201400089466

B: 249 P: 2762

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

07/14/2014 10:58 AM

WARR DEED . 36.00

PAGES: 3

This conveyance has been examined and the Grantor has
complied with Section 319.202 of the Revised Code

\$ 300.00 Fee \$ 4.00

JUL 14 2014

Number #397-DJ

Jackie McKee

Holmes Co. Auditor

OHIO WARRANTY DEED

Know All Men By These Presents.

That JAMES THOMAS RHAMEY and SAUNDRA SUE RHAMEY, husband and wife, Grantors, in consideration of the sum of Ten Dollars and other good and valuable consideration, to them paid by MICHAEL B. HUMRICHOUSER and TORY A. HUMRICHOUSER, of 14461 Township Road 464, Lakeville, Ohio 44638, Grantees, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Grantees, MICHAEL B. HUMRICHOUSER and TORY A. HUMRICHOUSER, their heirs and assigns forever, the following Real Estate, situated in the Township of Washington, County of Holmes, in the State of Ohio, and bounded and described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Last Transfer: Deed Volume 225, Page 960, Recorder's Office, Holmes County, Ohio

To Have and to Hold said premises with all the privileges and appurtenances thereunto belonging, to the said Grantees, MICHAEL B. HUMRICHOUSER and TORY A. HUMRICHOUSER, their heirs and assigns forever.

And the said Grantors, JAMES THOMAS RHAMEY and SAUNDRA SUE RHAMEY, husband and wife, for themselves and their heirs, do hereby covenant with the said Grantees, MICHAEL B. HUMRICHOUSER and TORY A. HUMRICHOUSER, their heirs and assigns, that they are lawfully seized of the premises aforesaid, that said premises are **Free and Clear from all Encumbrances Whatsoever**, except subject to and with the benefits of all conditions, restrictions, easements, assessments, rights of way and uncanceled leases of record; and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantees, MICHAEL B. HUMRICHOUSER and TORY A. HUMRICHOUSER, their heirs and assigns, against the lawful claims of all persons whomsoever, except as herein before provided.



133,

In Witness Whereof, the said Grantors, **JAMES THOMAS RHAMEY** and **SAUNDRA SUE RHAMEY**, *husband and wife*, who hereby their interest and expectancy of DOWER in the premises, have hereunto set their hands, this 25th day of June in the year of our Lord two thousand fourteen (2014).

Signed and acknowledged
in the presence of:

James Thomas Rhamey
James Thomas Rhamey

Saundra S. Rhamey
Saundra Sue Rhamey

State of Ohio
Holmes County^{ss}

Be it Remembered That on this 25th day of June A.D. 2014, before me, the subscriber, a Notary Public, in and for said County and State, personally came the above named **JAMES THOMAS RHAMEY** and **SAUNDRA SUE RHAMEY**, *husband and wife*, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and official seal, at Millersburg, Ohio on the day and year last aforesaid.

Megan E. Bell



MEGAN E. BELL
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES NOVEMBER 5, 2014

This instrument prepared by, Samuel M. Steimel
Steimel Law Office
111 S. Clay Street
Millersburg, Ohio 44654

2, 3,

Exhibit A

Being a part of the southeast quarter of Section 26, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as a part of the lands conveyed to James Thomas and Sandra Sue Rhamey in Deed vol. 225 page 960.

Described as follows:

Commencing at a ½ inch pipe found marking the northwest corner of the southeast quarter of Section 26, thence S 00 degrees 01' 50" E 1285.91 feet along the quarter section line to a point on the north edge of a creek the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 01' 50" E 49.96 feet.

thence with the following FOUR (4) COURSES:

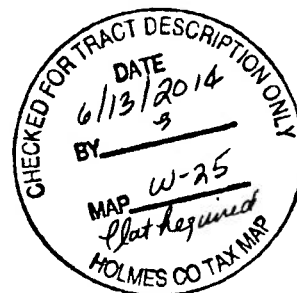
- 1) S 63 degrees 43' 14" E 103.87 feet through the lands of said Rhamey to a P.K. nail set in S.R. 179;
- 2) S 11 degrees 53' 41" W 339.00 feet along S.R. 179 and along Lakeville Boosters Club Inc.'s (Deed vol. 143 page 421) west line to a P.K. nail set on Consolidated Rail Corporation's (Deed vol. 203 page 456) north line;
- 3) N 87 degrees 45' 23" W 23.07 feet along said Consolidated Rail Corporation's north line to an iron pin set on the quarter section line, witnessed by a 5/8 inch rebar found N 00 degrees 01' 50" W 17.01 feet;
- 4) N 00 degrees 01' 50" W 376.80 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.491 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Bearings from Plat vol. 19 page 653.

See Holmes County Plat Book 19, page 2519 for survey.
This survey made and description prepared by Donald C. Baker P.S. 6938.
June 2, 2014



3,3,