

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.

HOLMES CO. PLANNING COMMISSION

By [Signature] Date 3-16-15

HCPC

201500092973

B: 251 P: 6068

FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER

03/16/2015 2:57 PM

AFFID TRANS . 52.00

PAGES: 4

THIS CONVEYANCE HAS BEEN EXAMINED AND THE
GRANTOR HAS COMPLIED WITH SECTION 319.202
OF THE REVISED CODE.

FEE \$ none

EXEMPT n DATE 3-16-15

JACKIE McKEE, HOLMES COUNTY AUDITOR [Signature]

AFFIDAVIT FOR TRANSFER OF REAL ESTATE TO SURVIVOR

STATE OF OHIO

} ss.:

ASHLAND COUNTY

SAUNDRA SUE RHAMEY, being first duly sworn, says that JAMES THOMAS RHAMEY died a resident of Holmes County, Ohio, on November 28, 2014, as shown by the official death certificate attached hereto;

That the Survivorship Deed dated April 23, 2012 and recorded in Book 237, Page 656 and the Survivorship Deed dated January 04, 1985 and recorded in Book 225, Page 960-961, Holmes County, Ohio Official Records, conveyed to the decedent and SAUNDRA SUE RHAMEY, for their joint lives, the remainder to the survivor of them, the real estate described as follows:

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

That this Affidavit is made for the purpose of showing SAUNDRA SUE RHAMEY to be the sole owner and vested with the entire fee simple interest to the aforescribed real estate, and for the purpose of obtaining a transfer by the Auditor of this County of his tax duplicate as provided by Ohio Revised Code §319.20; and the tax mailing address is 8667 S.R. 179, Lakeville, OH 44638.

Saundra Sue Rhamey
Saundra Sue Rhamey

SWORN TO BEFORE me and subscribed in my presence this 5 day of March, 2015, at Ashland, Ohio, by Saundra Sue Rhamey.

[Signature]
Notary Public



JOHN A. VANOSDALL, NOTARY PUBLIC
STATE OF OHIO
ATTORNEY AT LAW, LIFETIME COMMISSION

This Instrument Prepared by:
CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD
Attorneys at Law, Ashland, Ohio

4840-7649-9746, v. 1



1, 3.

EXHIBIT A

PARCEL #1:

Situated in the Township of Washington, County of Holmes and State of Ohio and bounded and described as follows:

Being the Mills Mill site and water Privilege. Situated and being a part of the 82 acres of land on the east side of the southwest quarter of Section 26, Township 20, Range 15; also a part of the Southeast quarter of said Section 26, which said real estate embracing water privileges mills and mill site on both of the above mentioned tract of land, excepting about six acres of land and certain water rights deeded by John Moore to H. L. Curtis and the ground on which Deyareman's warehouse now stands. And the lot adjoining the same on the east for a more particular description of which reference is hereby made to a farm Thomas W. Shearer to John Moores recorded in Holmes County records leaving about 13 acres of land conveyed by this deed.

Permanent Parcel No.: 2800192000

PARCEL #2:

Situated in the Township of Washington, County of Holmes and State of Ohio 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 1° 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° 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° 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° 51' 08" East, 25.00 feet distant; thence from the point, South 68° 49' 41" East, 334.65 feet in State Route 226 and along Burgetts' south line to an iron pin found; thence North 87° 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° 53' 42" West, 19.13 feet distant; thence from the railroad spike, South 0° 53' 42" West, 482.87 feet to an iron pin set in the north line of the Conrail railroad; thence North 89° 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° 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° 59' 38" East, 30.00 feet distant; thence from the point North 76° 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 northwest corner of said 1.69 acre parcel; thence South 10° 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° 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° 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° 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° 54' 17" West, 143.88 feet to an iron pin set in Rhamey's northeast corner; thence North 66° 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° 54' 17" West, 34.82 feet along the quarter section line to the TRUE PLACE OF BEGINNING, containing 6.00 acres of land more or less, but subject to the local highway.

283.

PARCEL #2 – continued

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

Permanent Parcel No.: 2800782000

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Washington, County of Holmes and State of Ohio: 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 PLACE 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".

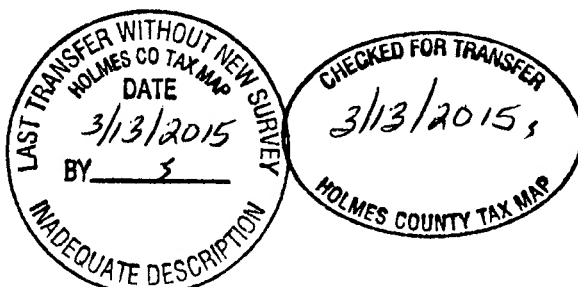
Bearings from Plat vol. 19 page 653.

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

4848-4203-2930, v. 1



Reg. Dist. No. 77

Ohio Department of Health

Primary Reg. Dist. No. 7701

VITAL STATISTICS

State File No. 2014103394

CERTIFICATE OF DEATH

Registrar's No. 7700-2014-005377 Type or print in permanent blue or black ink

1. Decedent's Legal Name (Include AKA's if any) (First Middle, LAST, suffix) JAMES THOMAS RHAMEY				2. Sex Male		3. Date of Death (Mo/Day/Year) November 28, 2014	
4. Social Security Number [REDACTED]		5a. Age (Years) 71		5b. Under 1 Year Months		5c. Under 1 day Hours Minutes	
6. Date of Birth (Mo/Day/Year) March 04, 1943				7. Birthplace (City and State or Foreign Country) WOOSTER, OHIO			
8a. Residence State OHIO		8b. County HOLMES		8c. City or Town LAKEVILLE		8d. Inside City Limits? No	
8e. Apt. No.		8f. Zipcode 44638		8g. Inside City Limits? No			
9. Ever in US Armed Forces? Yes		10. Marital Status at Time of Death Married		11. Surviving Spouse's Name (If wife, give name prior to first marriage) SAUNDRA STITZLEIN			
12. Decedent's Education HIGH SCHOOL GRADUATE OR GED		13. Decedent of Hispanic Origin No		14. Decedent's Race White			
15. Father's Name J HAROLD RHAMEY				16. Mother's Name (prior to first marriage) ELIZABETH M RICHEY			
17a. Informant's Name SAUNDRA RHAMEY				17b. Relationship to Decedent Wife		17c. Mailing Address (Street and Number, City, State, Zip Code) 8667 STATE ROUTE 179 LAKEVILLE, OHIO 44638	
18a. Place of Death Hospital - Inpatient				18b. Facility Name (If not institution, give street & number) SUMMA HEALTH SYSTEMS HOSPITALS			
18c. City or Town, State and Zip Code AKRON, OH 44304				18d. County of Death SUMMIT			
19. Signature of Funeral Service Licensee or Other Agent <i>Walter J. Lindsey</i>				20. License Number (of licensee) 006820		21. Name and Complete Address of Funeral Facility LINDSEY FUNERAL HOME 123 N MARKET ST LOUDONVILLE, OH 44842	
22a. Method of Disposition Burial				22b. Date of Disposition December 02, 2014		22c. Place of Disposition (Name of Cemetery, Crematory, or other place) PIONEER CEMETERY	
22d. Location (City/Town and State) LOUDONVILLE, OH				23. Registrar's Signature <i>Tawanda M. Williams</i>			
24. Date Filed December 9, 2014				25a. Name of Person Issuing Burial Permit LINDSEY, KIMBERLY		25b. District No. 0300	
25c. Date Burial Permit Issued November 30, 2014				26a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.			
26b. Time of Death 10:45 am		26c. Date Pronounced Dead (Mo/Day/Year) 11-28-2014		26d. Was case referred to coroner? No		26e. License number 35.074025	
26f. Signature and Title of Certifier <i>CT Surgeon</i>		26g. Date Signed 12.28.2014		27. Name (Last, First, Middle) and Address of Person who Completed Cause of Death FIRSTENBERG, MICHAEL SOL, 525 EAST MARKET STREET AKRON, OH 44304			
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.							
Immediate Cause (Final disease or condition resulting in death)		a. Respiratory Failure				Days	
Sequentially list conditions, if any, leading to immediate cause.		b. Due to (or as Consequence of) Pneumonia - Bacterial				Days	
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)		c. Due to (or as Consequence of) Myocardial Infarction (acute)				Days	
d. Due to (or as Consequence of)							
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.						29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
						29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Probably		31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No	
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury		33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)	
33f. Describe How Injury Occurred: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:							

HEA 2724 Rev. 01/07

I HEREBY CERTIFY THIS DOCUMENT IS A TRUE COPY OF THE RECORD WITH THE OHIO DEPARTMENT OF HEALTH.

DE-914245145

Tawanda M. Williams
TAWANDA M. WILLIAMS
OFFICE OF THE REGISTRAR
WITNESSED BY