# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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CRS FAI-SR16-06.10

PARCEL 001-SH1/SH2/T

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument	
		Brief Land I	Description & Remarks				
Watson Farm, Ltd., an Ohio Limited liability	Eichhorn Limited Partnership, an Ohio	10/04/2007	110/10/2007 (a) $1.17$	OR BK 1477 Pgs 2270-2277	\$3,780.00	General Warranty Deed	
company	limited partnership	<ul> <li>Being a 113.854 acre parcel in Walnut Township, Fairfield County, Ohio as more particularly described in "Exhibit A" attached hereto and made a part hereof by reference.</li> <li>EXCEPTING AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. (This exception if South of the take area.)</li> <li>Access to this parcel shall be a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 south of the drive serving Fairfield County Parcel No: 049-02637-13, which is currently owned by Joshua and Stephanie Freisner. (This access is South of the Take Area.)</li> <li>Prior Deed Instrument: Deed 663, Pages 140-143</li> </ul>					
Donna M. Shumaker and Waylon R. Shumaker, her	Watson Farm, Ltd.	07/25/1997	$100/07/1777 \approx 3.000111$	OR BK 663, Pgs 140-143	EXEMPT	Warranty Deed	
husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person		<ul> <li>Situated in the State of Ohio, County of Fairfield, Township of Walnut:</li> <li>PARCEL ONE <ul> <li>and known and distinguished by being a part of the West half of Section No. 29 in Township</li> <li>No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29</li> <li>TRACT ONE: containing 50 acres of land, more or less</li> <li>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</li> <li>TRACT THREE: containing One Hundred and Fifty Acres (150). (continued on next page)</li> </ul> </li> </ul>					

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TITLE CHAIN

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PID 110412

Cont'd:       Cont'd:       TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.         Waylon R, Shumaker, her husband; Brenda D.       Watson and James L.       Nation and lainsinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows:         David D. Watson, and James L.       Kinecid, her husband; Brenda D.       Natason and described as, centaining 32.55 acres more or less.       PARCEL TWO         David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, at all low in the fourty over the area.       PARCEL THREE       Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the Nowle for drainage along adjacent property line.         PARCEL THREE       Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.         PARCEL THREE       Situated in the County of Fairfield, in the Township No. 16, Range No. 18 containing 2.85 acres of land more or less.         Partor Die Beiter REFERENCE:       Deced Book 641, Page 178-182         Donna M. Shumaker, affiant       10/05/1995       10/13/1995 @ 3:21pm       Deed BK 641       Ps 178-182       Exempt       Affidavit to Extinguish Life Estate Interest         Grandchild of Esther I. Watson conveyed the real estate interest to borsel ownores	Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument	
acres of land more or less.         PRIOR DEED REFERENCE: Deed Book 641, Page 178-182         Donna M. Shumaker,         10/05/1995       10/13/1995 @ 3:21pm         Deed BK 641       Exempt       Affidavit to Extinguish Life Estate Interest         Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate provided.       March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda D. Watson, David A. Watson, ada Jill V. Watson reserving a life estate interest to herself. Exhibit B land includes 50 ac, 40, ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, Brenda D. Watson, David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said property and for the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as provided by Section 319.20 of the Ohio Revised Code.	Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a		<ul> <li>TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.</li> <li>PARCEL TWO</li> <li>Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:</li> <li>Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as, containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.</li> <li>Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.</li> <li>PARCEL THREE</li> </ul>					
affiant Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate provided. March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda D. Watson, David A. Watson, and Jill V. Watson reserving a life estate interest to herself. Exhibit B land includes 50 ac, 4 ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, Brenda D. Watson, David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said property and for the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as provided by Section 319.20 of the Ohio Revised Code.	Donna M. Shumaker		by being a par acres of land PRIOR DEED	rt of the North West quarte more or less. D REFERENCE: Deed Bo	er, section Ño.29, To ook 641, Page 178-1	ownship No. 16, Ran 182	ge No. 18 containing 2.85	
			Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda David A. Watson, and Jill V. Watson reserving a life estate interest to herself. Exhibit B 1 ac, 4 ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, E David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said j the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as pro-					

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PARCEL 001-SH1/SH2/T

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument			
Esther I. Watson, a widow and not remarried	Donna M. Shumaker, Brenda D. Watson, David	03/18/1991		Deed BK 590, Pgs 813-816	EXEMPT	Survivorship Deed			
	A. Watson and Jill V.	Situated in the State of Ohio, County of Fairfield, Township of Walnut:							
	Watson	PARCELONE							
	and known and distinguished by being a part of the West half of Section No. 29 in Tow Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West bour Section No 29								
		TRACT ONE	containing 50 acres of la	nd, more or less					
		TRACT TWC	: containing 4.0 acres. (The second s	ract One and Two v	verified in Deed BK 7	73, Page 40)			
		TRACT THR	EE: containing One Hund	red and Fifty Acres	s (150).				
		TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.							
		PARCEL TWO							
		Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:							
		Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as, containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.							
			n being used as separate bu rity over the area.	ilding site without a	approval of the existing	ng planning agency with			
		PARCEL THREE							
		Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 contain acres of land more or less.							
		Reserving a Life Estate Interest to Esther I. Watson, Grantor Herein.							
		PRIOR DEED	REFERENCE: Deed Bo	ok 582, Page 559-5	562				

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# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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# PARCEL 001-SH1/SH2/T

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
Esther I. Watson, a widow and not remarried	Esther I. Watson and Douglas M. Watson	05/11/1990	05/24/1990 @ 3:34pm	Deed Vol 582 Pgs 559-562	EXEMPT	Survivorship Deed		
		<ul> <li>Situated in the State of Ohio, County of Fairfield, Township of Walnut:</li> <li>PARCEL ONE</li> <li>and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29</li> <li>TRACT ONE: containing 50 acres of land, more or less</li> <li>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</li> <li>TRACT THREE: containing One Hundred and Fifty Acres (150).</li> <li>TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of</li> </ul>						
		PARCEL TW Situated in the described as f Known and d bounded and	e County of Fairfield, in th	e State of Ohio and t of the N.W. quarte g 32.55 acres more	in the Township of V er of Section 29, Town or less. Excepting 0.0	nship 16, Range 18, 086 acres, 1.0 acres, 1.0		
		Restriction of platting autho PARCEL TH	n being used as separate bu ority over the area. REE	ilding site without a	approval of the existir	g planning agency with		
		Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and describ by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.8 acres of land more or less.						
		PRIOR DEEI	D REFERENCE: Deed Bo	ok 576, Page 696-7	700			

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# PARCEL 001-SH1/SH2/T

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument			
Certificate of Transfer No 1, M. McKinley Watson	Esther I. Watson	11/14/1989		Deed Vol 576 Pgs 696-700	EXEMPT	Probate Certificate of Transfer			
aka Milton McKinley									
Watson, deceased, Probate Case 50347		Entire interest in the following real estate:							
		Situated in the State of Ohio, County of Fairfield, Township of Walnut:							
		PARCEL ON	Е						
			B. Bounded by beginning at			29 in Township No. 16 of West boundary of said			
		TRACT ONE	E: containing 50 acres of la	nd, more or less					
		TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)							
		TRACT THREE: containing One Hundred and Fifty Acres (150).							
		TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.							
		PARCEL TWO							
		Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:							
		Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as, containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.							
		Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.							
		PARCEL THREE							
		Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.							
		PRIOR DEED REFERENCE: Deed Book 165, Page 214-215							

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# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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### PARCEL 001-SH1/SH2/T

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
Milton M. Watson and Isillina V. Watson, aka	Milton McKinley Watson	12/24/1926	09/08/1927 @ 9:50am	Deed Bk 165 Pgs 214-215	\$1.25	Warranty Deed		
Isilina V. Watson, husband and wife		Situated in the County of Fairfield and State of Ohio, and known and distinguished by being a part of the West Half of Section No. 29 in Township No. 16 of Range No 18, bounded by the beginning at the Quarter Section corner 30 to the West boundary of said Section No 29; thence North 11.48 chains to a stone, containing 50 acres; Second Tract – Situated in the County of Fairfield in the State of Ohio distinguished by being a part of the North West Quarter of Section No. 29 in Township No 16 of Range No 18 commencing at the northwest corner of the above described land at a stone, containing 4 acres; Third Tract – Situated in the Township of Walnut, in the State of Ohio, and in the County of Fairfield, and known and designated as being a part of the Northwest Quarter and part of the Southwest Quarter of Section 29, beginning at the half section corner of the East boundary of said Section, containing One Hundred and Fifty Acres (150), Excepting therefrom Thirty (30) acres; and also excepting Nine and one half (9 1/2) acres; Excepting land containing Fifty (50) acres, more or lessThe Whole Number of Acres of land hereby intended to be conveyed being 104 acres, more or less.						