

8 Books of this
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General Warranty Deed*

Milton McKinley Watson, married, of Fairfield County, Ohio
for valuable consideration paid, grant(s) with general warranty covenants, to
Eileen M. Ackley, whose tax-mailing address is
1075 BALTIMORE/SOMERSET Rd., BALTIMORE, OHIO 43105
the following REAL PROPERTY: Situated in the County of Fairfield in the State
of Ohio and in the Township of Walnut.

Situated in the Township of Walnut, County of Fairfield, and State of Ohio,
and being a part of the Northwest Quarter of Section 29, Township 16,
Range 18 and bounded and described as follows:

Beginning at a point in the center line of State Route No. 256 East 490.86
feet distant from the Northwest corner of Section 29; thence with the
center line of said road East 150.00 feet to a point; thence with the East
line of M. M. Watson's tract and the West line of a certain 10.00 acre
tract S 0° 36' W 290.40 feet to an iron pin (passing an iron pin at 20.82
feet); thence West 150.00 feet to an iron pin; thence N 0° 36' E 290.40 feet
to the place of beginning, (passing an iron pin at 269.58 feet). Containing
1.00 acre, more or less.

Together with an easement approximately 10 feet wide, which shall run in a
southwesterly direction across the Grantor's adjacent property,
for the purpose of installing a drain for sewage disposal purposes, and
said drain shall be installed and maintained at Grantee's expense.

This parcel shall not be utilized as a separate building, ^{DESCRIPTION REVIEWED AND}
site until approved by the existing planning agency with platting authority ^{APPROVED FOR TRANSFER ONLY}
over the area. Unless such approval is obtained this parcel shall be ^{OFFICE OF FAIRFIELD COUNTY ENGINEER}
used in conjunction with the parcel recorded in Volume 461, Page 344 ^{DATE 10-15-86}
Deed Records, Fairfield County, Ohio. ¹⁶⁹⁷⁴

Document
filed
paid

Prior Instrument Reference: Volume 165 Page 214 of the Deed Records of Fairfield
County, Ohio. Esther I. Watson, wife of the Grantor, releases all rights of dower therein. Witness our hands this 13th day
of August, 1986

Signed and acknowledged in presence of:
Douglas M. Weston
Virginia L. Clum

Milton McKinley Watson
(Milton McKinley Watson)
Esther I. Watson
(Esther I. Watson)

State of Ohio County of Fairfield ss.
BE IT REMEMBERED, That on this 13th day of August, 1986, before me,
the subscriber, a Notary Public in and for said state, personally came,
Milton McKinley Watson and Esther I. Watson the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be voluntary act and deed.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.

Virginia L. Clum
Notary Public, My Com. Exp. 2-9-90

This instrument was prepared by James C. Aranda, Attorney at Law, Lancaster, Ohio.

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, inasmuch as they are approved by the Fairfield County Regional Planning Commission.
- (3) Date, whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps that a zoning permit will be issued. This approval void if not recorded by DEC 21 1986 (86-236EX)

TRANSFERRED

OCT 21 1986

James P. Leil
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

Fee \$

Exempt #

James P. Leil
Auditor, Fairfield County, Ohio

General
Warranty
Deed

FROM

Hilton H. Jackson

TO

Cather I. Jackson

Elizabeth H. Ackley

RECEIVED in Fairfield County, Ohio
OCT 21 1986
RECORDED
10:28 A.M.
PAGE 944

OCT 21 1986

Gene Wood
Recorder in Fairfield County, Ohio

18-16-29

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (whether one or more), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to SOUTH CENTRAL POWER COMPANY, an Ohio corporation (hereinafter called "South Central") whose post office address is P. O. Box 250, Lancaster, Ohio, and to its successors and assigns, the right to enter upon the lands and property of the undersigned, situated in the Township of Walnut, County of Fairfield, State of Ohio, and more particularly described as follows:

Being a strip of land 20' wide and 190' long more or less on the M. Watson property located on the east side of State Route 37 and the south side of State Route 256. Line to be built as staked on 8-23-77 with the line taking off from the existing transformer pole and heading in an easterly direction for service to a new home. The above property is located in the northwest quarter of Section 29, Township 16, Range 18, Walnut Township, Fairfield County, Ohio.

Work Order W-38687
Company Map 90-22-9

TRANSFER
NOT NECESSARY

OCT 6 1977

James P. Laird
AUDITOR, FAIRFIELD COUNTY, OHIO

and to construct, reconstruct, repurchase, relocate, repair, extend, operate and maintain on, over, across, under, and through the above described lands and property and/or all streets, roads or highways abutting said land and property, electric transmission and/or distribution lines or systems; to make such excavation as may be reasonably necessary to carry out the foregoing acts in respect to any underground lines or systems; to cut, trim and control the growth of by chemical means, machinery or otherwise vegetation that may interfere with or threaten to endanger the operation and maintenance of said lines or systems; and to license, permit, or otherwise agree to the joint use or occupancy of the lines or systems by any other person, association or corporation, for electrification, telephone or other utility purposes.

The undersigned agrees that all poles, wires and other facilities including any main service entrance equipment, installed on, over, across, under, or through the above described lands and property at South Central's expense shall remain the property of South Central, removable at its option, upon termination of service to said lands or property.

It is covenanted by the undersigned that the undersigned is the owner of the above described lands and property and that said lands and property are free and clear of encumbrances and liens of whatsoever character except _____ and the lien of current taxes.

IN WITNESS WHEREOF, the hand of the undersigned has been set this 30th day of August, 1977.

Signed and delivered in the presence of:

John E. Saubert Witness
Lindsay A. Howe Witness

M. M. Watson Owner
Esther Watson Owner

STATE OF OHIO }
COUNTY OF Fairfield } SS:

BE IT REMEMBERED, that on this 30th day of August, 1977, before me, the subscriber, a Notary Public in and for said County, personally came the above named Mr M. Watson and Esther Watson in the foregoing easement and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

400

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first written above.

AT 8:01 O'CLOCK PM 94679
RECORDED OCT 7 1977
RECORDS VOL 474 PAGE 550 *lgs*

OCT 6 1977

Rex M. Ballinger

RECORDED - FAIRFIELD COUNTY
LANCASTER, OHIO 43130

John E. Saubert
Notary Public

JOHN E. SAUERBRI, Notary Public
Fairfield, Licking, Franklin, Hocking,
Perry and Pickaway Counties, Ohio
My Commission Expires June 4, 1981

HEA 626

File No. 11536

Fee \$2.60

R/W Form 1

Sheet 1 of 3 Sheets

Title
Revised 9-7-50

EASEMENT FOR HIGHWAY PURPOSES

From Frank C. Miller,
Address - Baltimore, R. D. #1, Ohio
to the

STATE OF OHIO
S. R. 256 County, Fairfield
Section 15.88 (Br. No. FA-256-162)
Parcel No. 1

R/W Form 5
Mets and Bounds
Revised 9-20-28--C

Sheet 2 of 3 Sheets

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Frank C. Miller, the Grantor, for and in consideration of the sum of Seven Hundred and Ninety four and no/100 Dollars (\$794.00/xx) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described, situated in Fairfield County, Ohio, Walnut Township, Section 20, Town 16, Range 18, and bounded and described as follows:

PARCEL No. 1

Beginning at the intersection of grantor's easterly property line, with the centerline of a survey made by the Department of Highways in 1950 for Fai-256-15.88, (known as the Reynoldsburg-Baltimore-Somerset Road), said point of intersection being Station 37 + 40, in said centerline survey; thence, North 86° 23' West, along said centerline survey, a distance of 1,433.32 feet, to P. T. Station 23 + 06.68, in said centerline survey; thence, in a westerly direction, along said centerline survey, with a curve to the right, having a radius of 11,459.16 feet, a distance of 128.33 feet, to P. C. Station 21 + 78.35, in said centerline survey; thence, North 85° 44' 30" West, along said centerline survey, a distance of 328.35 feet, to Station 18 + 50, in said centerline survey; thence, North 4° 15' 30" East, a distance of 25.0 feet, to a point in the present northerly right of way line of Fai-356-15.88, said point being 25.0 feet northerly of Station 18 + 50, in said centerline survey; thence, North 82° 57' East, a distance of 51.0 feet to a point, 35.0 feet northerly of Station 19 + 00, in said centerline survey; thence, South 86° 46' East, a distance of 278.40 feet, to a point, 40 feet northerly of P. C. Station 21 + 78.35, in said centerline survey; thence, South 86° 04' East, a distance of 126.66 feet, to a point, 40.0 feet northerly of P. T. Station 23 + 06.68, in said centerline survey; thence, South 86° 23' East, a distance of 393.32 feet, to a point, 40.0 feet northerly of Station 27 + 00, in said centerline survey; thence, South 88° 50' East, a distance of 700.64 feet, to a point, 70.0 feet northerly of Station 34 + 00, in said centerline survey; thence, South 85° 26' East, a distance of 340.05 feet, to a point in grantor's easterly property line, 64.33 feet northerly of Station 37 + 40, in said centerline survey; thence, South 4° 10' West, a distance of 64.33 feet, to the place of beginning.

as shown by plans on file in the office of the Department of Highways, Columbus, Ohio.

It is understood that the strip of land above described contains 1.07 acres, more or less, exclusive of the present road which occupies 1.08 acres, more or less.

R/W Form 7
Acknowledgment
Revised 9-20-28-C.

Sheet 3 of 3 Sheets

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenants with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Stella G. Miller, wife of Frank C. Miller hereby relinquishes to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Frank C. Miller and Stella G. Miller have hereunto set their hands, the 14th day of Feb. in the year of our Lord one thousand nine hundred and 51.

Signed and sealed in presence of:

E. H. Harter
Jo Ann Harter

Frank C. Miller
Stella G. Miller

EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned, for the consideration hereinafter expressed, do hereby grant unto SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC., of Lancaster, Ohio, the right and easement to erect, construct, operate and perpetually maintain, its lines for transmission and/or distribution of electricity, with all necessary poles, wires, guys, guy stubs, anchors and appurtenances, over, across, through and upon the following described property, to wit: Containing 134 acres of land in Section 29, Township 16, N. Range 18W and bounded on the north by State Route 256 and by the land of H. Leitnaker, on the east by H. Leitnaker and H. Musser Leitnaker, on the south by E. & D. Ellinger, and on the west by State Route 37, located in the Township of Walnut, County of Fairfield and State of Ohio; and also the right to enter upon said property, and to trim or fell any trees and brush along said lines, necessary to keep the wires clear thereof; and also the right of ingress and egress to and from said premises for the purpose of maintaining and repairing said electric lines. Said easement being restricted to the south west corner of aforesaid lands along the north side of the present Ohio Power Line and to the plan as set forth on Ohio Power Map No. 1886 dated May 26, 1952, a copy of which is in the hands of each party. Pole structures to be as shown on said map."

IN CONSIDERATION for the rights herein granted, the said SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC., by its acceptance hereof, for itself and its successors and together with attorney fees and costs of obtaining court order therefor, assigns, hereby agrees to pay the sum of Five Hundred (\$500.00) Dollars to be paid when easement is passed by the Probate Court, signed and delivered.

IN WITNESS WHEREOF, We have hereunto set our hands this 5th day of November, 1952.

Signed and acknowledged
in presence of:

Phyllis Tigner
Phyllis Tigner

Robert U. Hastings
Robert U. Hastings

STATE OF OHIO)
) SS:
FAIRFIELD COUNTY)

Esther I. Watson Gdm of McKinley M. Watson
Esther I. Watson

BE IT REMEMBERED that on the 5th day of November, 1952, personally appeared before me, a Notary Public in and for said county, the above named Esther I. Watson, Guardian of McKinley M. Watson and Esther I. Watson, his wife, who acknowledged that they did sign the instrument herein, and the same is their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Notarial Seal
For the State of Ohio.

Robert U. Hastings
Robert U. Hastings, Notary Public

RECEIVED FOR RECORD: FEBRUARY 19, 1953.
AT: 11:43 O'CLOCK A.M.
RECORDED: FEBRUARY 19, 1953.

ATTEST: Chas. C. Cloud, Jr. R.F.C.