RE 46

Rev. June 2019

TITLE REPORT

C/R/S FAI-SR37-6.10 PARCEL 002-SH1/SH2 PID 110412

APPROPRIATIONS

		🛛 42 YEAR REPORT 🗌 ABI	BREVIATED REPORT	X UPDATE				
INSTRU	ICTION:							
(1)	R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.							
(2)	ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.							
(1)	<u>FEE OR</u>	OTHER PRIMARY OWNERS	Marital O		1			
Name				tatus (Spouse's Name)	Interest			
W/\GNE		S, LLC— ACT INVESTMENTS, LLC	N/A		100%			
Mailing A	ddress:	7496 Ruffner Road Baltimore, OH-43105						
		3939 Reynoldsburg-Baltimore Road Baltimore, OJ 43105						

Robert Landis 3560 Dolson Court Suite P Carroll, OH 43112

DAVID W. LANDIS, III 2370 REYNOLDSBURG-BALTIMORE ROAD BALTIMORE, OH 43105

Phone Number 740-503-3979 cell phone

Property Address: 0 Baltimore-Somerset Rd NE Baltimore OH 43105

Registered Agent:

SAS AGENT FOR SERVICE, INC. STEBELTON SNIDER LPA 109 N BROAD ST STE 200 LANCASTER, OH 43130 AGENT: RICK L. SNIDER JOHN L ALDEN

Douglas J. Schockman 175 S. Third Street Suite 700 Columbus, OH 43215

Phone: 614-255-7562 740-654-4141 Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following two three tracts:

Tract One: 2.62 acres Tract Two: 10.011 acres Tract Three: 5.145 acres

Leaving in said parcel herein to be conveyed 67.48 62.33 acres. **APN:** 049-02634-00

Known as 835 Baltimore-Somerset Rd NE

Parcel Two:

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30. Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 in rebar set...., containing 10.011 acres.

EXCEPTING THE FOLLOWING: 3.099 acres

Leaving a total of 6.91 acres APN: 049-02634-20 Known as 835 Baltimore-Somerset Rd NE

Current Deed Reference: OR BK 1434, Pages 2871-2873, Instrument# 200600016425, recorded in Fairfield County Recorded date: 07/05/2006 at 3:23 pm 202000026495 date recorded 11/20/2020 at 1:40 PM

Both parcels have take areas.

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
NO MORTGAGE FOUND, all mortgages released as of 2017 MORTGAGOR: ACT INVESTMENTS LLC, an Ohio Limited Liability Company 3939 Reynoldsburg Baltimore Road NW Baltimore, OH 43105 to MORTGAGEE: Farm Credit Mid-America, FLCA 12501 Lakefront Place P. O. Box 34390 Louisville, KY 40232	06/15/2021	\$1,012,678.91

(3-B) <u>LEASES</u>

Name & Address

All leases have been released and recorded.

Commercial/Residential

Term

(3-C) <u>EASEMENTS</u>	
Name & Address	Туре
OR BK 1722 Pgs 2770-2778 GRANTOR: WAGNER RENTALS LLC GRANTEE: State of Ohio (ODOT)	Highway Easement Rec: 10/24/16
OR BK 1641 Pgs 2499-2505 (Exhibit B) Current Deed GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Driveway Easement Rec: 08/12/13
OR BK 1641 Pgs 2499-2505 (Exhibit C) Current Deed GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Utility Easement Rec: 08/12/13
OR BK 1628 Pgs 3143-3147 GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation	Permanent Easement for Water and Sewer lines Rec: 04/03/13
OR BK 1628 Pgs 3154-3156 AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC	Agreement for Extraterritorial Water and/or Sewer Services and Consent to Annexation Rec: 04/03/13
DV 555, Page 678-682 Grantor: Ruth Ann Taylor and James A Taylor Donald L. Kull and Marilyn Jane Kull Electa Darlene Wagner and Paul Michael Wagner Grantee: Columbia Gas of Ohio Inc., an Ohio corporation 200 Civic Center Dr. P.O. Box 117 Columbus, Ohio 43216-0117	Gas Easement and Right of Way Filed: 10-27-1987
DV 503, Page 426-429 Grantor: Columbia Gas of Ohio Inc./Columbia Gas Transmission Corporation Grantee: E.E. Soliday 99 North Front St. Columbus, Ohio 43215 DV 449, Page 564	Agreement for Conditional Limited time Gas Service Filed: 02-12-1980 Right- Of-Way (Water)
Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday Grantee: The Village of Thurston, Ohio	Easement Filed: 06-06-1975
DV 220, Page 713 Grantor: E.E. Soliday & Electa A. Soliday Grantee: The Ohio Power Company No Address Provided	Electric Easement Filed: 06-10-1949
DV 234, Page 229 Grantor: Electa A. Soliday and C.E. Soliday Grantee: South-Central Rural, Electric Cooperative, Inc., a corporation Box 425	Electric Easement Filed: 06-02-1949
Lancaster, Ohio	Page 3 of 5

RE 1, Page 305 Grantor: J.W. Race Grantee: South Central Rural Electric Cooperative, Inc. No Address Provided

Electric Easement Filed: 07-27-1938

DV 180, Page 26 Grantor: J.W. Race and Weltha V. Race Grantor: The Ohio Power Company No Address Provided

Electric Easement Filed: 11-19-1932

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Defect in the legal description in words description states "..of Section Thirty" but in parentheses the legal description indicates (3) rather than (30).

CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Fairfie	d	Township:	School Dis	trict: Liberty Union - Thurston LSD
AUD. PAR. NO(S)	Land 35%	Building	Total 35%	Taxes
049-02634-00 Take Area	\$120,070.00	\$ 00.00	\$120,700.00	\$1,462.62 YRLY/ \$731.31 PER HALF
049-02634-20 Take Area	\$ 19,480.00	\$ 00.00	\$ 19,480.00	\$ 135.00 \$136.40 YRLY /\$67.50 \$65.20 PER HALF

(6) CAUV (Current Agricultural Use Value)

Is the property under the CAUV Program: Yes: **X** No: Comments: CAUV TAXABLE AMOUNT: **\$35,440.00** APN 0490263400 & \$9,040.00 **\$3,160.00** APN 0490263420

This Title Report covers the time period from 1/1/1976 to 8/7/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to **Parcel(s) 002 SH1/SH2** and presently standing in the name WAGNER RENTALS, LLC as the same are entered upon the several public records of Fairfield County.

Date & Time 08/07/2020 4:00 PM (am/pm)

Signed SIGNED

Print Name KIMBER L. HEIM

UPDATE TITLE BLOCK

This Title Report covers the time period from 8/7/2020 abstract of the real estate records for that period of tin	-	dersigned hereby verifies that this Title Report is an irrently relevant instruments and proceedings of record
-		o Parcel(s) 002 SH1/SH2 and presently standing in the
name of ACT INVESTMENTS, LLC the same are enter	ered upon the several p	bublic records of Fairfield County.
Date & Time <u>12/01/2020</u> 4:00 PM	_ (am/pm)	
	Signed _	SIGNED
	Print Name	Allison Durant
Comments from the agent who prepared the Title	e Update	
Property owner updated, address and telepho	one updated. Tax v	aluation and tax data updated.
ι	JPDATE TITLE BLO	CK
an abstract of the real estate records for that period of	f time, which reflects all y the undersigned perta	aining to Parcel(s) 002 SH1/SH2 and presently standing
	Signed _	SIGNED
	Print Name	Allison Durant
Comments from the agent who prepared the Title	e Update	
Updated tax information.		
ι	JPDATE TITLE BLO	CK
is an abstract of the real estate records for that period	of time, which reflects y the undersigned perta are entered upon the se (am/pm)	aining to Parcel(s) 002 SH1/SH2 and presently standing
	Signed _	Amure
	Print Name	Kimber L. Heim
Comments from the agent who prepared the Title	e Update	
Title updated for Appropriations. Added nam	ne of 50/50 Member	Name, Address;

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002-SH1/SH2

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PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
LLC, AN OHIO LIMITED	-	11/17/2020	11/20/2020 at 1:40pm	202000026495	\$3,877.60	GENERAL WARRANTY DEED		
LIABILITY COMPANY	Liability Company	Situated in the State	of Ohio, County of Fairfield, Wa	lnut Township, and bei	ng more particularly desc	cribed as follows:		
		Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:						
		Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 $1/2^{\circ}$ West 28 chains and 84 links to a stone in the road; thence south 4 $1/2^{\circ}$ West 27 chains and 80 links to a stone; thence South 85 $1/2^{\circ}$ East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning containing 80 and eleven one-hundredth acres.						
		EXCEPTING THEREFROM the following two three tracts:						
		<u>Tract One:</u> 2.62 acro <u>Tract Two:</u> 10.011 a <u>Tract Three:</u> 5.145 a	acres					
		Leaving in said parc APN: 049-02634	el herein to be conveyed 67.48 6. 1-00	2.33 acres.				
		Parcel Two:						
		Being part of the 80. described as follows	ortheast corner of Section 30, sai	to George Sakas as reco f Baltimore-Somerset R	orded in volume 498, pag load (State Route 256) an	e 873, and being more fully d Lancaster- Newark Road (State		
		EXCEPTING THE	FOLLOWING: 3.099 acres					
Leaving a total of 6.91 acres APN: 049-02634-20 Known as 835 Baltimore-Somerset Rd NE								
PRIOR DEED REFERENCE: OR BK 1434, Pages 2871-2873								
		Both parcels have t	ake areas					

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05 CRS FAI – SR37/256

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002-SH1/SH2

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
PAUL MICHAEL WAGNER AND ELECTA		06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2871-2873	EXEMPT	LIMITED WARRANTY DEED
,	LIMITED LIABILITY COMPANY	described as fo Known and dis No. Sixteen (16 Beginning at a Thirty (3); then 1/2° West 27 ci stone in the cer containing 80 EXCEPTING 7 <u>Tract One:</u> 2.62 acres <u>Tract Two:</u> 10.011 acres Leaving in said	tinguished by being a pa 6), Range No. Eighteen (stone in the center of the nee North 85 1/2° West 2 hains and 80 links to a st neer of the road; thence N and eleven one-hundred THEREFROM the follow	rt of the North Eas 18) and bounded a crossroads at the 8 chains and 84 lin one; thence South forth 4° and 36° Ea dth acres . ving two tracts:	st Quarter of Section and described as fo North East corner nks to a stone in th 85 1/2° East 28 ch ast 27 chains and 8	on Thirty (30), Township llows: of the said Section No. e road; thence south 4

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 002-SH1/SH2

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
WAGNER AND ELECTALLO	-	06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2868-2870	EXEMPT	LIMITED WARRANTY DEED
DARLENE WAGNER, LIN	MITED LIABILITY MPANY	Situated in the 30, and being n Being part of th Page 873 and b Beginning in th Road (State Ro a distance of 42 thence South 00 thence South 89 5/8 inch rebar s thence, North 0 a point on the N thence, North 8 acres.	State of Ohio, County of nore particularly describe ne 80.11 acre tract descri- eing more fully describe ne intersection of Baltime ute 37), and the Northea 2.46 feet from a 5/8 inch 0°10'46" East a distance 9°44'00" West, passing a set; 00°10'46" West, passing North line of Section 30; 9°44'00" East a distance	Fairfield, Walnut ed as follows: bed in a deed to G d as follows: ore-Somerset Road st corner of Section rebar set; of 632.00 feet to a a 5/8 inch rebar set a 5/8 inch rebar set e of 690.00 feet to	Township, Towns eorge Sakas as rec I (State Route 256) n 30, said point be a point on the East t at 30.00 feet, a di et at 602.00 feet, a	hip 16, Range 18, Section orded in Volume 498, and Lancaster-Newark ing North 44°46'37" East line of Section 30; stance of 690.00 feet to a distance of 632.00 feet to

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 002-SH1/SH2

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument	
an Ohio Limited Liability	WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	01/29/2004	02/03/2004 @ 2:47pm	OR BK 1327 PGS 0017-0018	\$104.50	General Warranty Deed	
Company		Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows: Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:					
		n the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East f 42.46 feet from a 5/8 inch rebar set; h 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;					
		thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;					
		thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;					
		thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.					
		APN: 049-02634-20					
		Prior Deed Reference: OR 1126, PGS 210-211					
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REV. 10/2007

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST 05 CRS FAI – SR37/256 PARCEL 002-SH1/SH2 PID 110412 Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument Grantor Grantee DANIEL G. SAKAS, PAUL MICHAEL OR BK 1327 **GENERAL** 02/03/2004 @ 2:47pm \$705.00 01/29/2004 WAGNER AND married WARRANTY DEED PGS 0015-0016 ELECTA DARLENE WAGNER, HUSBAND LORA LEE SAKAS. Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly AND WIFE spouse of the Grantor. described as follows: releases all rights of dower therein. Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. **EXCEPTING THEREFROM** the following two tracts: Tract One: 2.62 acres Tract Two: 10.011 acres Leaving in said parcel herein to be **conveyed 67.48 acres**. APN: 049-02634-00 Prior Deed Reference: OR BK 1120, PGS 599-600, Re-record to correct filing order OR BK 1118, PGS 335-336

DIST

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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05 CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument	
DANIEL G. SAKAS, married, and LORA L. SAKAS, his wife	SAKAS CORNER, LTD, an Ohio Limited Liability Company	09/14/2000	10/04/2000 @ 2:36 pm	OR BK 1126 PGS 210-211	EXEMPT	WARRANTY DEED	
	Liaonity Company	 Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows: Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows: 					
		Road (State Ro	ne intersection of Baltimo pute 37), and the Northea 2.46 feet from a 5/8 inch	st corner of Sectio	()	and Lancaster-Newark ing North 44°46'37" East	
		thence South 0	0°10'46" East a distance	of 632.00 feet to a	a point on the East	line of Section 30;	
		thence South 8 5/8 inch rebar s	· 1 U	a 5/8 inch rebar se	t at 30.00 feet, a di	stance of 690.00 feet to a	
			00°10'46" West, passing North line of Section 30;	a 5/8 inch rebar so	et at 602.00 feet, a	distance of 632.00 feet to	
		thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.					
APN: 049-02634-20 Prior Deed Reference: OR 1120, PGS 599-600							

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
ESTATE of GEORGE SAKAS, PROBATE	DANIEL G. SAKAS	05/25/2000	08/04/2000 @11:15 am	OR BK 1120 PGS 599-600	EXEMPT	CERTIFICATE of TRANSFER		
CASE NO: 58669		RE RECORD	of OR 1118, PGS 335-3	336 to CORRECT	FILING ORDE	R		
		Transfer of the l	Entire interest in the follow	ing:				
		Situated in the C	County of Fairfield, State of	Ohio and in the To	wnship of Walnut:			
			inguished by being a part o nge No. Eighteen (18) and			y (30), Township No.		
		Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres .						
		Excepting therefrom the following tract: 2.62 acres						
		Part of Parcel No 049-02634.00						
		Prior Deed Reference: OR BK 1118, PGS 335-336						
ESTATE of GEORGE SAKAS, PROBATE	DANIEL G. SAKAS	05/25/2000	7/13/2000 @ 2:55 pm	OR BK 1118 PGS 335-336	EXEMPT	CERTIFICATE of TRANSFER		
CASE NO: 58669		Situated in the Township of Walnut, County of Fairfield, and State of Ohio:						
		Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:						
		Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres .						
		Prior Deed Re	eference: Deed BK 498	, PGS 873-875				

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002-SH1/SH2

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PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
INDUSTRIAL BUILDING CORP., a	GEORGE SAKAS	07/28/1980	08/01/1980 @ 3.56 nm	DEED BK 498 PGS 873-875	EXEMPT	WARRANTY DEED		
Corporation		Situated in the '	Township of Walnut, Co	ounty of Fairfield,	and State of Ohio:			
		Known and distinguished by being a part of the North East Quarter of Section Thi No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:						
		Beginning at a stone in the center of the crossroads at the North East corner of the said Sectio Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence S 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to beginning, containing 80 and eleven one-hundredth acres .						
		Subject to Lease to Sakas, Inc.						
		Prior Deed Ref	erence: Deed BK 401, I	PGS 496-498				
			•	1				
GEORGE SAKAS and ALEXANDRA SAKAS,	INDUSTRIAL BUILDING CORP., an	09/30/1971	10/15/1971@ 9:53 am	DEED BK 401 PGS 496-497	\$48.00	WARRANTY DEED		
his wife	Ohio Corporation	Situated in the	County of Fairfield in th	e State of Ohio an	d in the Township	of Walnut:		
			tinguished by being a pa b), Range No. Eighteen (on Thirty (30), Township llows:		
Beginning at a stone in the center of the crossroads at the North East corner of the Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the roa 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and beginning, containing 80 and eleven one-hundredth acres .						he road; thence South 4 ains and 78 links to a		
		Subject to Leas	e to Sakas, Inc.					
		Prior Deed Reference: Deed BK 375, PGS 101						

DIST 05

CRS FAI – SR37/256



Tx:4000908

FILED FOR RECORD IN FAIRFIELD COUNTY, OH LISA MCKENZIE, COUNTY RECORDER 11/20/2020 01:40 PM DEEDS DEED 66.00



REAL ESTATE CONVEYANCE 3877.60 FEE S

EXEMPT #..... County Auditor Fairfield

County Auditor, Fairfield County, Ohlo

GENERAL WARRANTY DEED

Wagner Rentals, LLC, an Ohio Limited Liability Company, organized under the laws of and licensed to do business in the State of Ohio, by Paul M. Wagner and Electa Darlene Wagner, its Sole Authorized Members, for valuable consideration paid, grants, with general warranty covenants, to ACT Investments, LLC whose tax mailing address is 3560 DOLSON COURT, SUITE P, CARROLL, OH 43112 the following real property:

See attached Exhibit "A"

Parcel No.049-02634.00 and 049-02634.20Known as:0 Baltimore Somerset Road NE, Baltimore, OH 43105

Prior Instrument Reference Official Record 1434, page 2871, Official Record 1434, page 2868 of the records of Fairfield County, Ohio.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record

> VALMER LAND TITLE AGENCY BOX こしししちらり

Signatures and acknowledgements continued on next page

Signed and acknowledged by:

Wagner Rentals, LLC, an Ohio Limited Liability Company

By: Paul M. Wagner, Authorized Member

By: Electa Darlene Wagner, Authorized Member

State of Ohio County of Fairfield, SS:

_202000026495 _ _ _ _ _ _ _

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The foregoing instrument was acknowledged before me this 17th day of November, 2020, before me personally came **Paul M. Wagner and Electa Darlene Wagner, Sole Authorized Members of Wagner Rentals, LLC, an Ohio Limited Liability Company** described in and which executed the foregoing instrument, who states this action was the free act and deed of themselves and said Company(s).

Witness my official signature and seal on the day last above mentioned.

ublie Notary REBECCA S. MCANESPIE NOTARY PUBLIC In and for the State of Ohio My Commission Expires December 21, 2020

This instrument prepared by: Rhett A. Plank, Esq. 540 Officecenter Place, Gahanna, OH 43230 56161554

Exhibit "A" Legal Description For File: **56161554**

PARCEL ONE:

Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, containing 80 and eleven onehundredth acres.

EXCEPTING THEREFROM the following three tracts:

Tract One: (2.62 acres)

Being a part of the Northeast Quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the North line of said section also being the centerline of State Route 256 which bears West 817.8 feet from the Northeast corner of said quarter section; thence South 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence West 300.0 feet to an iron pipe; thence North 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence East with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres, more or less.

Tract Two: (10.011 acres)

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37'' East a distance of 42.46 feet from a 5/8 inch rebar set; thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Tract Three: (5.145 acres) Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being part of the 80.11 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2871 and being more fully described as follows:

Beginning at a point on the east line of Section 30, in the center of Lancaster-Newark Road (SR37) and at the southeast corner of a 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868, said point is also South 00 degrees 10'46" East a distance of 632.00 feet from the northeast corner of Section 30;

thence with the east line of Section 30 and the centerline of the road, South 00 degrees 10'46" East a distance of 415.00 feet to a point;

thence South 89 degrees 44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 540.00 feet to a 5/8 inch rebar set;

thence North 00 degrees 10'46" West a distance of 415.00 feet to a 5/8 inch rebar set on the south line of said 10.011 acre tract;

....

202000026495_____4 of 6_____

thence North 89 degrees 44'00" East, passing a 5/8 inch rebar previously set at 510.00 feet, a distance of 540.00 feet to the place of beginning, containing 5.145 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in December of 2012 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Leaving a total of 62.33 acres Parcel No.: 049-02634.00 Known As: 835 Baltimore-Somerset Rd NE

PARCEL TWO:

202000026495

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

EXCEPT THE FOLLOWING: (3.099 acres)

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being part of the 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868, and being more fully described as follows:

Beginning at a point on the east line of Section 30, in the center of Lancaster-Newark Road (SR37) and on the east line of the aforementioned 10.011 acre tract, said point is also South 00 degrees 10'46" East a distance of 322.00 feet from the northeast corner of Section 30;

thence with the east line of Section 30, the centerline of the road and the east line of the 10.011 acre tract, South 00 degrees 10'46" East a distance of 250.00 feet to a point;

thence South 89 degrees 44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 540.00 feet to a 5/8 inch rebar set;

thence North 00 degrees 10'46" West a distance of 250.00 feet to a 5/8 inch rebar set;

thence North 89 degrees 44'00" East, passing a 5/8 inch rebar set at 510.00 feet, a distance of 540.00 feet to the place of beginning, containing 3.099 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland".

This description is based on a survey made in January of 2013 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Leaving a total of 6.91 acres Parcel No.: 049-02634.20 Known As: 0 Baltimore-Somerset Rd NE

202000026495

DESCRIPTION REVIEWED AND APPROVED FOR TRANSFER ONLY, FAIRFIELD COUNTY AUDITOR/ENGINEER TAX MAPS. / AB DATE 11/19 20 049-02639-00 049-02634-20

Known As: 0 Baltimore Somerset Road NE, Baltimore, OH 43105 Parcel No. 049-02634.00 & 049-02634.20

DR 1434 PAGE 2871

200600016425 Filed for Record in FAIRFIELD COUNTY, DH GENE WODD 07-05-2006 At 03:23 pm. DEED DR Book 1434 Pase 2871 - 2873

LIMITED WARRANTY DEED

Paul Michael Wagner and **Electa Darlene Wagner**, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to **Wagner Rentals**, **LLC**, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 $\frac{1}{2}$ ° West 28 chains and 84 links to a stone in the road; thence south 4 $\frac{1}{2}$ ° West 27 chains and 80 links to a stone; thence South 85 $\frac{1}{2}$ ° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following two tracts:

Tract One:

Tract Two:

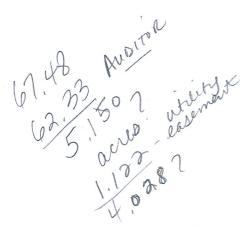
transferred on DR143:41

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;



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thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Leaving in said parcel herein to be conveyed 67.48 acres,

Parcel No. 049-02634-00

Property Address: 835 Baltimore Somerset Road, Baltimore, Ohio 43105

Subject to taxes and assessments which are not or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1327, Page 0015, Official Records, Fairfield County, Ohio.

Grantors release all rights of dower therein.

EXECUTED this _ 28 day of June 2006.

REAL ESTATE CONVEYANCE

FEE \$

M EXEMPT # Berbare Curtice

AUDITOR, FAIRFIELD COUNTY, OHIO

TRANSFERRE DJ JUL 0 5 2006

Barbara Centers County Auditor, Fairfield County, Ohio

Electe Juliere utigner Electa Darlene Wagner

Paul Michael Wagner

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STATE OF OHIO COUNTY OF <u>Franklin</u>, SS:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Electa Darlene Wagner who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this $\frac{28}{5}$ day of $\underline{J_{102}}$, 2006.

Notary Public - State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW HOTARY PUBLIC, STATE OF OHIO

My commission has no expiration date.

STATE OF OHIO COUNTY OF <u>Franklin</u>, SS:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Paul Michael Wagner who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this $\frac{28}{5}$ day of 5 m _____, 2006.

lotary Public - State of Ohio

DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW NOTARY FUELIC, STATE OF OHIO My communication has no explication date. Section 147.03 (LC.

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215

OR 1434 PAGE 2868

200600016424 Filed for Record in FAIRFIELD COUNTY, OH GENE WODD 07-05-2006 At 03:23 pm. DEED 36.00 DR Book 1434 Page 2868 - 2870

LIMITED WARRANTY DEED

Paul Michael Wagner and **Electa Darlene Wagner**, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to **Wagner Rentals**, **LLC**, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing **10.011 acres**.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Parcel No. 049-02634-20

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

REAL ESTATE CONVEYANCE

FEE\$ EXEMPT #

Berbara Curtise AUDITOR, FAIRFIELD COUNTY, OHIO

AJS JUL 0 5 2006

County Auditor, Fairfield County, Ohio

DESCRIPTION REVEWED AND AFFORED FOR THE DESIDE ONLINE RESPECTOD OLIANT AUDITOR EXCOMENT NAME OF 100 AUTO TOR ALCONTOR EXCOMENT NAME OF 100 AUTO AUTOR EXCOMENT NAME OF 100 AUTOR AUTOR EXCOMENT NAME OF 100 AUTOR AUTOR EXCOMENT OF 100 AUTOR AUTOR AUTOR EXCOMENT AUTOR AUTOR

OR 1434 PAGE 2869

Prior Instrument Reference: Volume 1327, Page 017, Official Records, Fairfield County, Ohio.

Grantors release all rights of dower.

EXECUTED this	28	_day of _	June		_, 2006.
				a Darlene Wagner	letigner)
				-	

Paul Michael Wagner

STATE OF OHIO COUNTY OF Frankling, SS:

Before me, a **Notary Public,** in and for said County and State, personally appeared the above named Electa Darlene Wagner who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this $\frac{2\delta}{2}$ day of 3, 2006.

SCHOCKMAN, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHIO

STATE OF OHIO COUNTY OF Frankling, SS:

NGTARY PUBLIC, STATE OF UHU Ny commission has no expiration date. Section 147.03 R.C.

Before me, a **Notary Public,** in and for said County and State, personally appeared the above named Paul Michael Wagner who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 2Y day of \mathcal{T}_{he} , 2006.

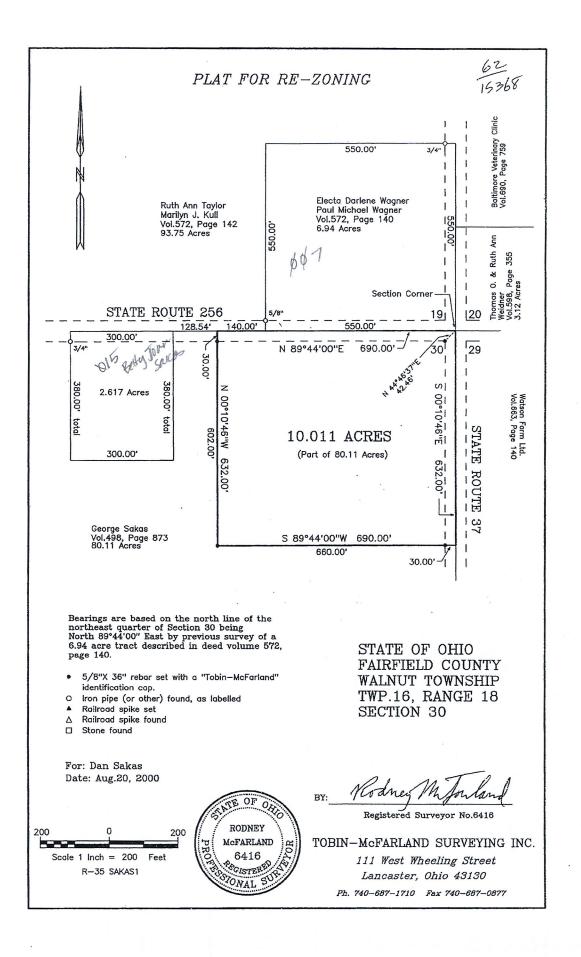
Notary Public – State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW NOTARY FUELIC, STATE OF OHIO My committeen tras no e pitation date. Stection 147 GS R.C.

OR | 434 PAGE 2870

I

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215

. . •



OR 1327 PAGEOO17

Ohio General Warranty Deed

Know all Men by These Presents

Uhitt Sakas Corner, LTD, an Ohio Limited Liability Company, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing **10.011** acres.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description. This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Parcel No. 049-02634-20

E CLY DATE 2-2-04

04010020

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1126, Page 210, Official Records, Fairfield County, Ohio.

FRANSFERRED

REAL ESTATE CONVEYANCE FEE\$ 104.50 *

FEB 0 3 2004

Barbara Curtis County Auditor, Fairfield County, Ohi

EXEMPT #_____ Barbara Curtics

AUDITOR, FAIRFIELD COUNTY, OHIO

200400003080 Filed for Record in FAIRFIELD COUNTY, OH GENE WOOD 02-03-2004 At 02:47 PM. DEED 28.00 OR Book 1327 Page 17 -

18

OR 1327 PAGEO018

Executed this 29th day of January, 2004.

Sakas Corner, LTD an Ohio Limited Liability Company

Daniel G. Sakas, Member

State of Ohio County of Fairfield, ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Daniel G. Sakas, Member of Sakas Corner, LTD, an Ohio Limited Liability Company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said company.

In **Orstimming Whereof**, I have hereunto set my hand and official seal, at Lancaster, Ohio this 29th day of January, A.D., 2004.

himi

Notary Public - State of Ohio

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



CHERYL L. WESSEL Notary Public, State of Ohio My commission expires 3-31-05

> 200400003080 HOCKING VALLEY TITLE PICX-UP

OR 1327 PAGEO015

04010020

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SAILA

Know all Men by These Presents

Utitt Daniel G. Sakas, married, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

Parcel One:

Situated in the County of Fairfield, State of Ohio and in the Township of Walnut:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 $\frac{1}{2}^{\circ}$ West 28 chains and 84 links to a stone in the road; thence South $\frac{4}{2}^{\circ}$ West 27 chains and 80 links to a stone; thence South $85\frac{1}{2}^{\circ}$ East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following two tracts:

Tract One:

Being a part of the Northeast Quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the North line of said section also being the centerline of State Route 256 which bears West 817.8 feet from the Northeast corner of said quartersection; thence South 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence West 300.0 feet to an iron pipe; thence North 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence East with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres, more or less.

Tract Two:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description. This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

> A CLOCK & SATISLE SUCCER TAX MAPS

Leaving in said parcel herein to be conveyed 67.48 acres.

Parcel No. 049-02634-00

OR 1327 PAGEO016

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1120, Page 599, and Volume 1118, Page 335, Official Records, Fairfield County, Ohio.

Lora Lee Sakas, spouse of the grantor, releases all rights of dower therein.

Executed this 29th day of January, 2004.

Danie Lora Lee

State of Ohio County of Franklin, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel G. Sakas, married, and Lora Lee Sakas, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Canal Winchester, Ohio this 29th day of January, A.D., 2004.

Notary Public - State of Ohio

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



TRANSFERRED

FEB 0 3 2004

unty Auditor, Fairfield County, Ohio

Barbara Cu

EXEMPT #_

REAL ESTATE CONVEYANCE

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CHERYL L. WESSEL

FEE\$

Barbara Curtico AUDITOR, FAIRFIELD COUNTY, OHIO

105.00

00003079 led for Record in MRFIELD COUNTY, OH -2004 At 02:47 PM. DEED 28. OR Book 1327 Page

16

200400003079 HOCKING VALLEY TITLE PICK-UP

Warranty Deed - Ohio BR 1126 PAGEO 210 Know all Alen by these Presents

Uhat Daniel G. Sakas, married, and Lora L. Sakas, his wife, of Franklin County, State

of Ohio, for valuable consideration paid, grants with general warranty covenants, to Sakas

Corner, LTD., whose tax mailing address is <u>1370</u> Cambridge Blvd, Columbus, Ohio 43212

the following real property:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 19, Section 30.

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (state Route 37), and the northeast corner of Section 30,, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence South 00°10'46" East a distance of 632.00 feet to a point on the east line of Section 30;

thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the north line of section 30;

thence North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the north line of the northeast quarter of section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in deed volume 572, page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description. This description is based on a survey made in August 2000 by Tobin-McFarland surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record.

Prior Instrument Reference: Volume 1120 , Page 599 , Official Records, Fairfield County,

Ohio.

THIS PARCEL IS NOT LOCATED IN AN Identified Fema Flood Hazard Area Lora L. Sakas, spouse of the grantor, releases all rights of dower therein.

Witness

Its hand this 14th day of September, 2000.

15368

Signed and acknowledged in presence of

unside State of Ohio County.

Sakas

Co- 3 44-C Exempted from Feirfield County Subdivision Regulations. This examplion does not infer that the parcel in question is consistent with anning and/or health department regulations.

Brooks

ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

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Daniel G. Sakas, married and Lora L. Sakas, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Phereof, I have hereunto set my hand and official seal /at_____ /441_day of September, A/D. 2000. aste-, Ohio this an Notary Public - State of Ohio MARK R. RIEGEL Attorney at Law Notary Public, State of Calls

This instrument prepared by

LIFETIME COMMISSION

RAY R. MICHALSKI, ATTORNEY AT LAW DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON 144 E MAIN ST, LANCASTER OH 43130

TRANSFERRED

OCT 4 2000

Balara artes

200000023250 Filed for Record in FAIRFIELD CO, OH GENE WODD On 10-04-2000 02:36 PM. DEED 14.00 OR Book 1126 Page 210 - 211

REAL ESTATE CONVEYANCE

FEE \$____

EXEMPT # EX M

Berbara Curtise AUDITOR, FAIRFIELD COUNTY, OHIO

> 20000023250 DAGGER, JOHNSTON, MILLER, OGILVIE PICK UP

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	OR 8 PAGEO 3 3 5	FAIRFIELD 20 PAGEO 5	PC-E-12.A REV.10/99
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NO	Case No58669		
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second died on			
owning the real estate 23, 1999 owning the real estate assorbed in this certificate. The persons to whom such real estate passed by devise, descent or election are as itews. Interest in Real Address Interest in Real Address Daniel G. Sakas The ColveYance Colspan="2">Call of or Record in Addition of the Gold of the Same Cuttors Addition Cuttors Addition Cuttors Addition Cuttors Addition Cuttors Addition Cuttors Addition Cuttors <tr< td=""><td>NO. <u>3</u></td><td></td><td>And a supervised to a state</td></tr<>	NO. <u>3</u>		And a supervised to a state
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	E RECORDED TO CORRECT FILING	ORDER	· · · ·

OR I | 18 PAGE0336 FAIRFIELD | 120 PAGE0600 PROBATE COURT OF ERANKEEN COUNTY, OHIO

	2	CAW RENOS AXX		
ESTATE OF		George Sakas		, DECEASED
Case No	58669			<u></u>
		· · ·		
		CERTIFICATE	OF TRANSFER	
		NO	3	
The dece	dent's interest in the	entire interest is	the entire interest	
using extra sh	neets if necessary.] ited in the Count		by this certificate, is described as ate of Ohio and in the Tou	
Thirt	and distinguish y (30), Township lescribed as foll	No. Sixteen (16),	of the North East Quarter Range No. Eighteen (18) a	of Section and bounded
of th 84 li links in th	e said Section N nks to a stone i to a stone; the e center of the	o. Thirty (30); th n the road; thence nce South 85 1/2° road; thence North	he crossroads at the North ence North 85 1/2° West 28 South 4 1/2° West 27 chai East 28 chains and 78 link 4° and 36 minutes East 27 D and eleven one-hundredth	chains and ns and 80 s to a stone chains and
Excep	ting therefrom t	he following tract	•	
Range line west 380.0 300.0 and c secti	18, Fairfield C of said section 817.8 feet from feet to an iron feet to an iron enterline passin on and centerlin	ounty, Ohio; bound also being the cen the northeast corn pipe, passing an pipe; thence nort g an iron pipe at e 300.0 feet to th	f Section 30, Township 16 ed and beginning at a nail terline of State Route 256 er of said quartersection; iron pipe at 30.0 feet; th n 380.0 feet to a nail in 350.0 feet; thence east wi e place of beginning; cont all legal rights-of-way o	in the north which bears thence south ence west said section th said aining 2.62
2000000 Filed f FAIRFIE GENE WO	for Record in LD CO, DH		RECUPTON POR TRANSFE AUTORPROV	REVIEWED AND ADDREVIED

200000018044 DROGER, JOHNSTON, MILLER, DEJLVIE PICK UP

Debee 16186

721

GENE WOOD Dn 08-04-2000 11:15 am. CERT TRANS <u>14.00</u> 16.00 DR Book 1120 Page 599 - 600

Parcel No.: Part of Parcel No. 049-02634.00 Last Transfer: Deed Book 498, page 873 Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212 Address of property: Baltimore-Somerset Road

OR | | | 8 PAGEO 335 FAIRFIELD PROBATE COURT OF FRAMELIN COUNTY, OHIO LAWRENCE A BELSKIS, HUDGE

	ge Sakas	, DECEASED
Case No. 58669		•
		• • z
	CERTIFICATE OF TRANS	
	NO. <u>3</u>	BANNER STREET STREET
· · · · ·		5. Bar same of an and the same same same
Decedent died onJune described in this certificate. The p follows.	28, 1999 persons to whom such real estate pa	owning the real estate ssed by devise, descent or election are as
Name	Residence Address	Interest in Real Estate so Passing
Daniel G. Sakas	1370 Cambridge Blvd.	Entire
	Columbus, OH 43212	
		200000016186 Filed for Record in
REAL ESTATE CONVEYANCE	TRANSFERRED)	FAIRFIELD CO, OH GENE WODD On 07-13-2000 02:55 pm.
FEE \$	· · · · · · · · · · · · · · · · · · ·	CERT TRANS 14.00 OR Book 1118 Page 335 - 336
EXEMPT #	JUL 1 3 2000	
AUDITOR, FAIRFIELD COUNTY, OH	Balace Curtico	

(Complete if applicable) The real estate	described in this certificate is subject to a charge of \$ in favor
of decedent's surviving spouse,	, in re-
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spect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intest

AUTHENTICATION

FOR RECORDER'S USE ONLY Received ______ 20 ____ At _____ o'clock ____ . M

_

_____ 20 ____ Recorded ____

Franklin County Recorder

Recorder's Fee \$ _____

I certify that this document is a true copy of the original kept by me as custodian of the official records of this Court. The original /was filed ______ day of ________ 20_____ 20_____ day of _________ 20_____ STREED OF WILLIARS. _________ Proteste Judge and Ex-Officio Clerk.

se fue . M. . Lick Deputy Clerk. (SEAL)

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FRANKLIN COUNTY FORM 12.A CERTIFICATE OF TRANSFER ············

B

PROBATE COURT OF REANKEN COUNTY, OHIO

ESTATE OF		George Sakas		••• I	· · · · ·	, DECEASED
Case No.	58669					
					2 1 A.T.	
		CERTIFICAT	E OF TRANSFI	ER		
		NO	3	6110 ²²	11	
The decedent	s interest in th	e entire interest is	the entire is	nterest		

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary.]

Situated in the County of Fairfield, State of Ohio and in the Township of Walnut:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

Excepting therefrom the following tract:

Being a part of the northeast quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the north line of said section also being the centerline of State Route 256 which bears west 817.8 feet from the northeast corner of said quartersection; thence south 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence west 300.0 feet to an iron pipe; thence north 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence east with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres more or less and being subject to all legal rights-of-way of record.

> PARTMASTERIOUS MONTHONE PARTMASTERIOUS MONTHONE ANTONESISTIC ONLY MATCHING TO THE STATE OF THE STATE TSI 3

Parcel No.: Part of Parcel No. 049-02634.00 Last Transfer: Deed Book 498, page 873 Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212 Address of property: Baltimore-Somerset Road

Know All Men Bo Dhese Horsents. That. Industrial Building Corp. a Corporation, the Grantor, for the consideration of One Dollar (\$1.00) and other valuable considerations received to its full satisfaction of George Sakas, , the Grantee , whose TAX MAILING ADDRESS will be P. O. Box 98, Baltimore, Ohio 43105 does Give, Grant, Bargain, Sell and Convey unto the said grantee , George his heirs and assigns, the following described premises, situated in the Sakas, Township of Walnut , County of Fairfield and State of Ohio: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North $85\frac{1}{2}^{\circ}$ West 28 chains and 84 links to a stone in the road; thence South $4\frac{1}{2}^{\circ}$ West 27 chains and 80 links to a stone; thence South 85_2^{10} East 28 chains and 78 links to a stone in the center of the road; thence North 4 and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres, Subject to a lease to Sakas, Inc. REFERENCE: Vol. 401, Page 496, Fairfield County, Ohio Deed Records. 25364 Au REAL ESTATE CONVEYANCE TRANSFERRED 607 Fee \$ Exempt # RECEIVED COUNTY OHIO JUL 31 1980 RECORDED AUG-1 19 50 RECORD LEVEL VOL 498 PAGE 573 es P. Reid a P. Reid Auditor, Fairfield County, Chio Auditor, Fairfield County, Ohio JUL 3 1 1980 CORDER - TAIRFIELD COUNTY LANCASTER, OHIO 43130 DESCRIPTION APPROVID FOR TRANSFER DATE 7/31/80 FARFILLD CO. ENGR. LEON 1. WOLFORD " then front 498 PAGE 873 , VOL , YUL LUU INITUIU

TUTELANX RECHTERED U. S PAT OFFICE TUTTLE LAW PINT, PUBLISHERS, RUTLAND, V. 00701

Form 603 - OHIO WARRANTY DEED-From a Corporation

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

Un Haur and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee , George Sakas, his heirs and assigns forever.

Anti- Anti- Anti-

VOL 498 PAGE 874

Industrial Building Corp. And

the said Grantor, does for itself and its successors and his assigns, covenant with the said Grantee , George Sakas, / heirs and assigns, that at and until the ensealing 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 whatsoever,

and that it will marrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee , George Sakas, his heirs and assigns, against all lawful claims and demands whatsoever .

In Witness Whereof said corporation hereunto sets its hand and corpo-

President George Sakas its rate seal, by this its Secretary and James W. Miller , in the year of our Lord one thousand 28th day of July nine hundred and eighty (1980).

INDUSTRIAL BUILDING Signed and acknowledged in presence of_ By President F. Slates And By: Secretary

State of Ohio, notary public Before me, a SS. in and for said County and State, personally appeared FairfieldCounty, Industrial Building Corp. the above named

President its by George Sakas

its James W. Miller Secretary and

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 cach of them personally and as such officers.

EXAMPLY 5. PRAIT, Attorney At Law Hadary Public - State of Ohlo Section 147.03 R.C.

VOL 498 PAGE 875

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66-11-

A. D. 19 80

Ndwary Public

FReatt

this 28th day of This instrument prepared by

James W.Miller, Attorney at Law.

VOL 401 PAGE 495 FORM 602-OHIO WARRANTY DEED TUTBLANX REGISTERED OF B HAT Knowall Illen by these Hirs **U**hat George Sakas and Alexandra Sakas, his wife, founts of Fairfield of the Township 11 Pleasant and State of Ohio Grantors , in consideration of the sum of One Dollar and other good and valuable consideration Industrial Building Corp., an Ohio corporation, Route 1 County of Fairfield Grantee the receipt whereof is hereby ul the Village v/ Baltimore and State of Ohio Grant, bargain, sell and combey to the said Grantee Industrial Building Corp. its successors -herry and assigns forever the fallowing **Real Estate** 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 by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85¹° West 28 chains and 84 links to a stone in the road; thence South 4¹? West 27 chains and 80 links to a stone; thence South 85¹? East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. acres. Subject to a lease to Sakas, Inc.

Last Transfer: Deed Record Volume 375 , Page 101

To have and to hold said premises with all the privileges and appurtenances thereunto belonging, to the said Grantce Industrial Building Corp.

heirs and assigns forever

its successors

And the said Granter,

George Sakas,

for himself and his heirs does hereby covenant with the said Grantee

Industrial Building Corp.

successors its / -heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said promises are **Free and Clear from all Innumbrances whatsoeber** Excepting taxes now a lien on said premises which the Grantee hereby assumes and agrees to pay;

5

5 will forever Warrant and Defend the same, with the and that he appurtenances, unto the said Grantee Industrial Building Corp. its successors against the lawful claims of all persons whomsoever - Lucins and assigns In Mitness Mherrof the said Granter George Sakas and Alexandra Sakas, his wife, right of dower in the premises have who hereby release s her hereunta set their hund s this 30th in the year of our lord one thousand nor hundred and day of September 11.1711 seventy-one Signed and acknowledged in presence of 7.0 ores M. George Sakas lilexandra Jakas Alexandra Sakas ChrState ut OHIO Countress FAIRFIELD Be it Remembered shat on this 30th dus 1.1.1.1.71 helon me the subscriber 11 Se tember Notary Public in and for said county, personally came the 11 above named George Sakas and Alexandra Sakas, the Gruntors in the foregoing beed and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned In Testimony.Whereof, I have bereand subscribed my nume and attixed my official scal on the day and four last William G. Coultrap REAL ESTATE CONVEYANCE Notary Public - State of Ohio 14.5 Fee \$_ Exempt # Mall M. Walland This instrument prepared by William G. Coultrap, Attorney at Law Frit Corp., 63 WILLIAM G. COULTRAP SUITE 205 FAIRFIELD FEDERAL BUILDING 1261 71 200 62 ndustrial Building Co n Ohio corporation oute 1 $p.c. \mathbb{K}_{0^{\times}}$ 156 altimore, Ohio n-n LANCASTER, OHIO 43130 [Lr_ ATTORNEY AT LAW 109 EAST MAIN STREET S IELD COM OCT 1 4 197 2 and George Sakas and Alexandra Sakas, CEIVED Hele C.L 02 an Ohio corr Route 1 P. Baltimore, (T-Industrial ECORD OLL his wife, ECORDED 211 Muiskrin MAIL 401 PAGE 497 VOF

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TRANSFER NOT NECESSARY

OCT 24 2016

unty Ohio

ODOT RE 208 Rev. 09/2012 201600019120 Filed for Record in FAIRFIELD COUNTY, OH GENE WOOD, COUNTY RECORDER 10-24-2016 At 02:12 pm. EASEMENT 24.00 OR Book 1722 Fase 2770 - 2778

18-16-19

ED State

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Wagner Rentals, LLC, the Grantor(s) herein, in consideration of the sum of \$3,000.00, to be paid by the State of Ohio, Department of Transportation, do hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 1-SH1, SH2

DO5-FY2017 Signal Upgrade (S.R. 37 & S.R. 256)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF Fairfield County Current Tax Parcel No. 049-02533-10, 049-02634-20 Prior Instrument Reference: OR 1434, Page 2874; OR 1434, Page 2868; Fairfield County Recorder's Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and 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 the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

OR BK 1722 PG 2771

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

	IN WITN	ess Whereof V	Vagner Rentals, LLC, has caused its name to be subscri	ibed by
É.	DARLENE	WALNER	, its duly authorized agent on the	day of
SEPT	EADER	, 2016.		

WAGNER RENTALS, LLC

By: STATE OF OHIO, COUNTY OF <u>Fair field</u> ss: BE IT REMEMBERED, that on the 20th day of September , 2016, before me the subscriber, a Notary Public in and for said state and county, personally came the above named E. Darlene Wagner, who acknowledged being the Member and duly authorized agent of Wagner Rentals, LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



athun U NOTARY PUBLIC

My Commission expires: <u>August 13</u>, 2019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

IN WITNESS WHEREOF Wagner Rentals, LLC, has caused its name to be subscribed by PAUL M. WHENER _____, its duly authorized agent on the $\frac{\partial \partial h}{\partial h}$ day of Septembel ____, 2016.

WAGNER RENTALS, LLC

By: Fairfield STATE OF OHIO, COUNTY OF SS: BE IT REMEMBERED, that on the _______K day of September _, 2016, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Paul M. Wagner, who acknowledged being the Member and duly authorized agent of Wagner Rentals, LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



NOTARY PUBLIC

My Commission expires: August 13, 2019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

Page 1 of 3 Rev. 06/09

Ver. Date 11/12/15

RX 270 SH

PID 95383

PARCEL 1-SH1 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 19, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH1

Being a parcel of land lying on the left side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet left of centerline station 25+94.22 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 16+57.36 of the centerline of survey & construction, S.R. 37, said point being the **TRUE POINT OF BEGINNING**.

Thence, along the existing Right of Way line of S.R. 256, North 86 degrees 56 minutes 52 seconds West a distance of 28.22 feet to a set iron pin on the proposed Right of Way line, said pin being located 30.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;

RX 270 SH

Thence, along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 12.00 feet to a set iron pin, said pin being located 42.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, **South 86 degrees 56 minutes 52** seconds East a distance of **11.00 feet** to a set iron pin, said pin being located 42.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, **North 03 degrees 03 minutes 08** seconds East a distance of **8.00 feet** to a set iron pin, said pin being located 50.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, **South 86 degrees 56 minutes 52** seconds East a distance of **17.40 feet** to a set iron pin on the existing Right of Way line of S.R. 37, said pin being located 50.00 feet left of centerline station 25+94.40 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 16+77.36 of the centerline of survey & construction, S.R. 37;

Thence, along said existing Right of Way line, South 03 degrees 34 minutes 46 seconds West a distance of 20.00 feet to the POINT OF BEGINNING.

It is understood that the above described area contains 0.011 acres more or less, including the present road which occupies 0.000 acres, more or less, which is to be deducted from the value of Auditor's Parcel Number 049-02533-10.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

Page 3 of 3 Rev. 06/09

RX 270 SH

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2874 of Fairfield County, Ohio.

1/12 Charles W. Price, Jr. P.S. 7825 Date



Page 1 of 2 Rev. 06/09

RX 270 SH

Ver. Date 11/22/15

PID 95383

PARCEL 1-SH2 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 30, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH2

Being a parcel of land lying on the right side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet right of centerline station 25+93.85 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 15+97.55 of the centerline of survey & construction, S.R. 37, said point being the **TRUE POINT OF BEGINNING.**

Thence, along the existing Right of Way line of S.R. 37, **South 03 degrees 13 minutes 25** seconds West a distance of **25.00 feet** to a set iron pin on the proposed Right of Way line, said pin being located 55.00 feet right of centerline station 25+93.78 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 15+72.55 of the centerline of survey & construction, S.R. 37;

Page 2 of 2 Rev. 06/09

Thence, along said proposed Right of Way line, North 86 degrees 56 minutes 52 seconds West a distance of 18.78 feet to a set iron pin, said pin being located 55.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 25.00 feet to a set iron pin on the existing Right of Way line of S.R. 256, said pin being located 30.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, along said existing Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 18.85 feet to the POINT OF BEGINNING.

It is understood that the above described area contains 0.011 acres more or less, including the present road which occupies 0.000 acres, more or less, which is to be deducted from the value of Auditor's Parcel Number 049-02634-20.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2868 of Fairfield County, Ohio.

<u>/////</u>5 Date

Charles W. Price, Jr. P.S. 7825

RX 270 SH



OR 1628 PAGE3 | 43

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201300007174 Filed for Record in FAIRFIELD COUNTY, OH GENE WOOD, COUNTY RECORDER 04-03-2013 At 12:18 pm.

52.00

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EASEMENT

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> TRANSFER NOT NECESSARY

APR 03 2013

- a. later or, Fairfield County, Ohio

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. WAGNER and E. DARLENE WAGNER, dba WAGNER RENTALS LLC, an Ohio Limited Liability Company, the "Grantor" herein, for and in consideration of valuable consideration paid by the VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation, the "Grantee" herein, hereby grants to Grantee, its successors and assigns forever, a permanent easement as hereafter described in, through and under the following described real estate for the purposes of and under the conditions hereinafter set forth across the following described real property:

See EXHIBIT 1 for the complete legal description of said permanent easement area, which exhibit is attached hereto and incorporated herein.

Permanent Easement: A permanent easement is hereby granted for the purpose of constructing, operating and maintaining a water line and a sanitary sewer line and all appurtenances thereto for the Grantee's State Route 256 Sanitary Sewer Extension Project (the "Project"), to be constructed in the easement described in the attachment hereto, said attachment designated as EXHIBIT 1.

The Grantor shall fully use and enjoy the said property except for the purposes herein granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the construction, maintenance, operation, replacement or repair of said water line or sanitary sewer line or appurtenances, or the ingress/egress to said areas, and the Grantor shall not change the grade over such permanent or ingress/egress areas, except with the written approval of the Grantee, which approval shall not be unreasonably withheld.

The Grantee shall have the right hereunder, at all times, to enter upon the easement to do all things necessary for the purpose of accessing, constructing, operating, maintaining, inspecting, repairing, renewing, removing or replacing said water line or sanitary sewer line and all appurtenances thereto, in, over, across or under said easement.

The Grantee shall, insofar as practicable after the construction of the above described water and sanitary sewer line and all appurtenances, restore all property herein described and

OR 1628 PAGE3 144

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 2

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belonging to the Grantor or its successors and assigns, except buildings, trees or other structures within the easement area, to its original condition.

THE GRANTEE SHALL HAVE AND HOLD the above described permanent easement with all rights, privileges and appurtenances as described herein and belonging to the Grantee, its successors and assigns forever, for the uses and purposes permitted herein.

The covenants herein shall run with the land.

The Grantor further covenants with the Grantee, its successors and assigns that it is well seized of the said premises as stated, in fee simple, and that it will warrant and defend the title of said premises against all claims except any taxes, assessments due and to become due, and easements and restrictions contained in all former instruments of record.

Acceptance of this easement by the Grantee acknowledges acceptance of the terms, conditions and covenants contained herein.

IN WITNESS WHEREOF, the said Grantor has set its hand hereto.

WAGNER RENTALS LLC by:

PAUL M. WAGNER

Printed name & title)

E. DARIENE WALNES MMBBBC (Printed name & title)

OR 1628 PAGE3 145

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 3

STATE OF OHIO } ss: **COUNTY OF FAIRFIELD** }

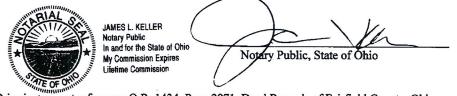
BE IT REMEMBERED, that on this

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2 day of JANVA--

2013, before me the subscriber, a Notary Public in and for said county and state, personally came the above-named WAGNER RENTALS LLC, the Grantor in the foregoing easement, and acknowledged the signing of the same to be its voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and the year aforesaid last.



Prior instrument reference: O.R. 1434, Page 2871, Deed Records of Fairfield County, Ohio.

This instrument prepared by: Jeffrey Feyko, Esq. **Baltimore Village Solicitor** 115 North Center Street Pickerington, Ohio 43147 Phone: 614-837-1870 Fax: 614-837-2235 Email: feykolaw@aol.com

OR 1628 PAGE3146

TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street Lancaster, Ohio 43130 Phone (740) 687-1710 Fax. (740) 687-0877

Description of a 20 Foot Utility Easement

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being over part of the 10.011 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2868 and part of the 80.11 acre tract described in a deed to Wagner Rentals LLC as recorded in Official Record 1434, Page 2871 and being more fully described as follows:

Beginning for reference at the northeast corner of Section 30 and the intersection of the centerlines of Baltimore-Somerset Road (SR256) and Lancaster-Newark Road (SR37);

thence South 89 degrees 44'00" West a distance of 690.00 feet to the northwest corner of said 10.011 acre tract:

thence South 00 degrees 10'46" East a distance of 30.00 feet to a 5/8 inch rebar previously set on the west line of said 10.011 acre tract and the TRUE POINT OF BEGINNING;

thence with the south right of way line of Baltimore-Somerset Road, North 89 degrees 44'00" East a distance of 660.00 feet to a point on the west right of way line of Lancaster-Newark Road;

thence with the west right of way line of Lancaster-Newark Road, South 00 degrees 10'46" East a distance of 1804.76 feet to a 3/4 inch iron pipe found on the south line of said 80.11 acre tract:

thence with the south line of said 80.11 acre tract South 89 degrees 43'50" West a distance of 20.00 feet to a point;

thence North 00 degrees 10'46" West a distance of 1784.76 feet to a point; thence South 89 degrees 44'00" West a distance of 640.00 feet to a point on the west line of

said 10.011 acre tract;

thence North 00 degrees 10'46" West a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 1.122 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in December of 2012 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

USB RI wagner joint drive

Roding The Jackund 3/29/13

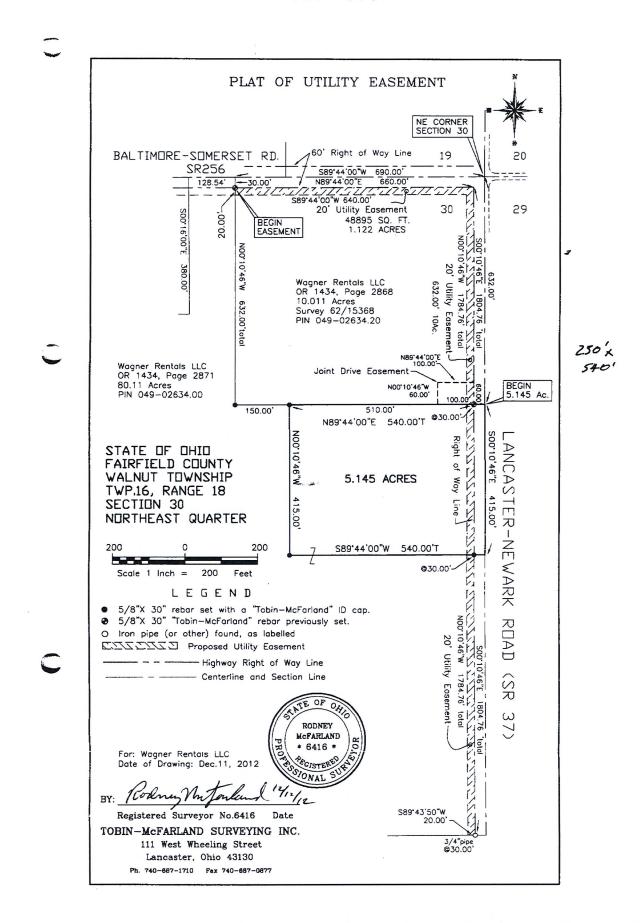
Rodney McFarland, P.S. Date Dec.11,2012 Originals are signed in blue ink



TE OF OHIO

RODNEY

OR 1628 PAGE3 147



OR 1628 PAGE3154

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AGREEMENT FOR EXTRATERRITORIAL WATER AND/OR SEWER SERVICES AND CONSENT TO ANNEXATION

The servi	Village of Bal ces:	timore,	Ohio agrees to furnish surplus a	mounts of the following utility	
	-	X	Water (check as appropriate)	TRANSFER NOT NECESSARY	
		<u>x</u>	Sewer (check as appropriate)	APR 03 2013	angela Angela Angela
to the	Owner(s) of the	e proper	ty described below:	Jon a. Slater G.	
	Name(s):	WAG	NER RENTALS LLC	County Auditor, Fairfield County, Ohio	
	Address:	<u>950 Ba</u> <u>0 Balti</u>	<u>lli nore-Somerset Rd. NE, 835 Balt</u> more-Somerset Rd. NE, Baltimore,	timore-Somerset Rd. NE, and Ohio 43105	
			el Nos.: <u>0490253310,0490263400</u>	· · · · · · · · · · · · · · · · · · ·	3
~	Deed Referen 1434 Page 286	ces: OR 58, Deed	Book 1434, Page 2874, OR Book Records of Fairfield County. Ohio	1434, Page 2871 and OR Book	
accord	ling to the follo	wing ter	m., conditions, and covenants:	201300007176 Filed for Record in FAIRFIELD COUNTY, OH	la destr Geografia Televia
1)	The term of th	is agree	mant is indeterminate.	GENE WOOD, CDUNTY RECOM 04-03-2013 At 12:18 pm. AGREE MISC 48.00 OR Book 1628 Page 315	
2)	This agreemen	t is for s	su plus utility services only.	UK DUCK 1020 FUSE 313	+ - 3136
3)	of the Village	of Balt	ved by this Agreement becomes co in ore, the Owner(s) of the proper timore and cooperate with all effort	ty agrees to annex the property	
4)	the real proper	ty serve	the covenants in this Agreement shi by the utility services covered by record the Agreement and enforce is	v this Agreement, and that the	
5)	to annex the pr contract and a Owner shall in	Baltimo roperty Il assoc ndemnif	ty this Agreement becomes contig re, and the Owner of the property fi in o the Village of Baltimore, then ered services with thirty (30) day the Village for all of the Villa with the Owner's lack of cooperation	ails to cooperate with all efforts the Village may terminate this 's notice. In such a case the ge's legal and consulting for	
			Page 1 of 3		

OR 1628 PAGE3 | 55

- 6) All charges to be paid by the Owner for utility services as set forth herein, including but not limited to tap fees and user fees, and all other terms of such service not identified herein, shall be the same as set forth in legislation passed by the Council for the Village of Baltimore, as such legislation exists now or is adopted in the future.
- 7) No party shall connect to the waterline adjacent to the premises of the Owner without the Owner's prior written consent. The Village shall be required to forward any parties seeking to connect to said waterline adjacent to the premises of the Owner to the Owner for its consent. Any tap fees for said waterline shall be payable to and assessed solely by the Owner.

AGREED Owner(s)

Designee of the Village of Baltimore

WAGNER RENTALS LLC Printed Name

Scott A. Brown, Village Administrator Printed Name

Signature

STATE OF OHIO }
COUNTY OF FAIRFIELD }

On the <u>31^{ct}</u> day of December, 2012, before me the undersigned Notary Public, personally appeared <u>how Wagher</u> on behalf of WAGNER RENTALS LLC, Owner, and acknowledged the signing of this document to be his voluntary act and deed.



Peggy K. Lawlis, Notary Public in and For The State of Ohio My Commission Expires April 04, 2016

4 K. Lawles Notary Public

Page 2 of 3

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STATE OF OHIO } COUNTY OF FAIRFIELD}

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On the $1-3-\partial 01^{2}$ day of December, 2012, before me the undersigned Notary Public, personally appeared Scott A. Brown, Village Administrator of the Village of Baltimore, Ohio, and acknowledged the signing of this document to be his voluntary act and deed.

Delina C lo(h Notary Public

MELISSA JO DOLES

Notary Public, State of Ohio My Commission Expires

04-03-2015

RIAL

OF

Document Prepared By:

Jeffrey Feyko, Esquire Village Solicitor for Village of Baltimore 115 N. Center Street Pickerington, Ohio 43147 Tel.: (614) 837-1870 Fax: (614) 837-2235

Page 3 of 3

VOL 555 PAGE 678

EASEMENT

1987

THIS EASEMENT AND RIGHT OF WAY granted this <u>Y47//</u> day of <u>SEATE H BER</u>, 19 87, by and between Ruth Ann Taylor & James A.Taylor, her husband, Donald L. Kull & Marilyn Jape Kull, his wife, Electa Darlene Wagner & Paul Michael Wagner, her husband;

hereinafter whether singular or plural, called the "Grantors" and COLUMBIA GAS OF OEIO INC., an Ohio corporation, having an office and place of business at 200 Civic Center Drive, P.O. Box 117, Columbus, Ohio 43216-0117, (hereinafter called the "Company").

WITNESSETH:

That for and in consideration of the sum of Three Hundred and no Dollars (\$ 300.00) ______, the receipt of which is hereby acknowledged, and in further consideration of the promise of the Company to pay the. Grantors, the sum of Three Thousand and no Dollars (\$ 3,000.00), before entry is made to construct the same, the Grantors hereby grant and convey to the Company, it successors and assigns, an exclusive easement and right of way to construct, operate, maintain, replace and finally remove in and upon the hereinafter described parcel of land, all such pipelines, regulating, measuring, heating and other equipment of similar nature that Company may use in connection with transporting and distributing gas and/or any other similar substance or substances that can be transported through pipelines, together with a suitable building to house the aforestic facilities on lands situate in Walnut Township, Fairfield County, Ohio, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The Company shall indemnify and hold harmless the Grantors and all of their heirs, successors or assigns from and against all claims, damages, losses, suits and actions; including attorney's fees, arising or resulting from the installation, construction, operation, maintenance, repair, replacement or removal of said regulator facilities and pipelines on, over, under and across said premises, unless caused by the negligence of Grantors, their heirs, successors or assigns.

TO HAVE AND TO HOLD all and singular, the Easements and Rights of Way herein granted unto Company, its successors and assigns so long as the Company or its successors or assigns, shall use the said facilities and equipment for any or all of the purposes hereinbafore set forth.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantors and the Company and their respective representatives, heirs, successors and assigns.

TRANSFER MERESSER

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Barres P. Reil HOP, FARFFILLS 175 ...

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IN WINNESS WHEREOF, the Grantors, have hereunto set their hands the day and year first above written.

Signed, sealed and delivered in the presence of: Ann Taylor STATE OF OHIO SS: COUNTY OF FAIRFIEL Personally appeared before me, a Notary Public in and for said Ruth Ann Taylor & James A. Taylor, her hisband; Donald L. Kull & Marilyn Jane Kull, his wife; Electa Darlene Wagner & Paul Michael County _ Wagner, her husband, Wagner, her husband, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my , 19_87. official seal this <u>Y47/1</u> day of <u>SEPTEMBER</u> My Commission Expires: sheet W. May 28, 19.90 Notary ublic ROBERT W. KIRBY NOTARY PUCLE FOR THE STATE OF QHIQ FRANKLIN COUNTY MY COMMISSION EXPIRES 0.5-28-40 1609 26782 OCT 2 6 1987 e woo Recercise in Babilield County, Ohio THIS INSTRUMENT PREPARED BY: COLUMBIA GAS OF OHIO, INC. 20872 -2-I VOL 555 PAGE 679

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VOL 555 PAGE 680

EXHIBIT "A"

REAL ESTATE DESCRIPTION

FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

TO: Columbia Gas of Ohio, Inc.

The following Real Estate situated in the County of Fairfield

in the State of Ohio, and in the Township of Walnut, and bounded and de-

scribed as follows:

: *

. .

Being a 15' x 20' permanent easement and a 15' wide gas pipeline easement in a 88 acre tract conveyed to the Grantors in Deed Book 529, Page 635, Recorder's Records, Fairfield County, Ohio, situated in the southeast Quarter Section 19, T.16N., R.18W. and being more particularly described as follows:

PERMANENT EASEMENT

Beginning, for reference, at an iron pin found marking the intersection of the centerlines of State Route 256 and State Route 37, the same being the southeast corner of said 88 acre tract and Section 19;

thence South $89^0\,41\,'$ West 487.61 feet, in the centerline of State Route 256, to a point;

there North 1⁰11' East 30.01 feet to an iron pin set in the north right-of-way line of State Route 256 marking the pincipal place of beginning and the southeast corner of the herein described permanent easement;

thence South 89 41 West 15.00 feet, in the north rightof-way line of State Route 256, to an iron pin set;

thence North 1011' East 20.00 feet to an iron pin set;

thence North 89⁰41' East 15.00 feet, parallel with the north right-of-way line of State Route 256, to an iron pin set;

thence South 1⁰11' West 20.00 feet, along an existing utility pole line, to the principal place of beginning, containing 300 square feet more or less.

GAS PIPELINE EASEMENT - 15' WIDE

Beginning in the north line of the above described Permanent Easement, South 89⁰41' West 7.50 feet from the northeast corner thereof;

thence North $1^{\circ}11'$ East 631.98 feet, in the centerline of this 15.00 feet wide gas pipeline easement and along the west side of an existing utility pole line, to a point;

thence South $90^{0}00'$ East 451.02 feet to the terminus point of the herein described centerline of the 15.00 feet wide gas pipeline easement, said terminus point being in the west right-of-way line of State Route 37 (60 feet wide),

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REAL ESTATE DESCRIPTION

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FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

TC: Columbia Gas of Ohio, Inc.

The above described permanent easement and gas pipeline easement being as shown on Drawing No. 023-79-87 attached hereto and made a part hereof. Bearings are based on an assumed direction of North 0°00' East for the centerline of State Route 37. Iron pins set are 5/8" rebars with I.D. caps marked "Columbia Gas."

This description is based on an actual survey of the premises in September 1987 by Roger L. Smith, Registered Surveyor No. 5207.

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20872

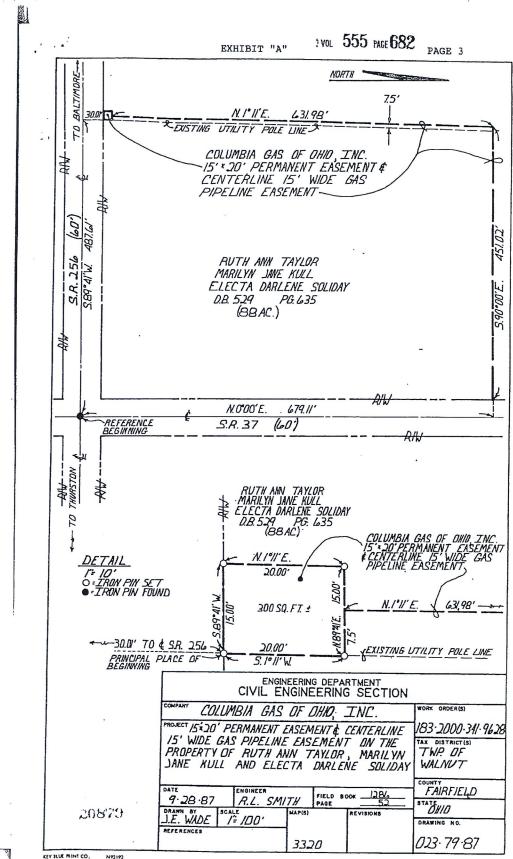
PAGE 2.

EVOL 555 PAGE 681

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9/87 R.L.S.

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FORM C 2210 CSD	a de contra			B PAGE 41	20 Ion companies Imited time gi	AC SEDVICE	Page) of 4
	AGREE	NIEMI FO	K COND	MORAL	.netteo there Gr	AS SERVICE CEI H -/3	342-1543
THISAGR	EEMENT, made this]	2thay of	Feb.		, by and between	E. E. Soliday	,
hereinafter	called "Applicant", part	y of the fir	st part,	Columbia	Gas of Ohio	, Inc.	
ADDRESS 99 North Fi	ront St., Columbus, Ohio	43215,		1.300) Central	Baltimore	1342
COMMUNITY NA	ME Baltimore Fai	rfield	62	hereinafter	called "Distribution	Company", party of the se	cond part and
TRANSMISSION C	OMPANY		ADDRESS:		S.E., Charleston, Wes		eina fter called
	as Transmission Corpore						
"Transmiss	ion Company", party of	the third j	Dart; Whit	кьаз, арр	ucant has herecorore	filed an application for ga	QUARTER
	Company, said gas to l			omer on pre	mises owned by App	dicant situate in	
SICTION/TRACT	Walnut		airfiel	đ	Objo	for D residential 🗆	commercial or
🗆 Industri	al purposes; and WHER	EAS, a Con	ipany servi	ce line is requ	nired on a pipeline fac	ility owned by Transmission	Company for
D new sor	vice or Continuation of	of service of	natural ga	s to be supp	lied to Applicant fro	m Transmission Company	G-3
which is a w	ell, gathering, storage or	r transmissi	on pipeline	; and extern	l protection of Tran	smission Company and Dist	ribution Com-
·						owns the land at the location	
line and all o	other facilities to be instr	alled by Tra	nsmission	Company an		any hereunder, Applicant h	as acquired an
easement th	erefor from the landowns	er by a deed	dated	1 1	of record in	· Υ	
TYPE		VOLUME	PAGE	so that A	anlicant will be ent	itled to grant to Transmiss	tion Company
÷	RECORD BOOK		<u> </u>				
and Distribu	ation Company the easer	nent descri	bed in Sect	ion 8 below.			
the following	terme and conditions					successors and assigns, mut	
1. Service pipeline, and c	hereunder will be made p only when and for so long	ossible at t	he sole disc lition of suc	retion of Tra h service wi	nsmission Company 1 not adversely affec	by a Company service line is t the primary function of the	e well, gather-
2. Applica	r transmission pipeline in nt understands and agre	es that App	Applicant licant mus	t make a pay	ment to Distribution	Company under the provision of the provision of the pressure regulator(s), be	ons of Section
he commenced	to install the lacilities	necessary i	OF SETVICE	terennder.		ilable to Distribution Comp	
at any time in	and Applicant understand the future. Such service	to Applica	nt is made	subject to th	e absolute right of D	to serve Applicant directly, istribution Company to dis	either now or continue such
(A) When th	he well, gathering, storag	tor any or t	ue tonown	g reasons, a	mong others:	rving Applicant is no longer	
(B) When the	function. he supply of natural gas	contempla	ted for serv	vice to Appli	cant becomes deplet	ed or exhausted.	
(C) When th	he pressure on such Tran icant and to fulfill its ot	smission C	ompany pig	eline is redu	ced to an improper o	r unsatisfactory level to ma	intain service
(D) Wheney	er it becomes necessary	to relocate	reclaim or	abandon th	e pipeline of Transm tice to Applicant, in	ission Company. terrupt the delivery of gas	to Applicant.
whenever in it	s sole judgment such act or Distribution Compar	tion is esser	tial to the	preservation	or conservation of th	he health, salety or property	of Transmis-
5. Transm	ission Company and Dis ntemplated service will	tribution C	ompany m	ake no warra	nty, express or impl	ied, as to the length of time	such natural
the terms of the	in A mooment and furth	AR AGUARAN	to that about	Id he refuse	to aumanday the next	ribution Company and in ac- rice upon request so as to de on Company to operate or ar purposes, if any, of said amages to Transmission Co	att or impode
						nally terminated to Applica nd all claims against Trans transfer to the most econom cording to the following sci	
	gy where gas is not read from initial service here			Wh	ere gas is not readily	v available from another su	pulier
5 years or less 5 to 15 years More than 15				Alternate	fuel costs (up to 200 fuel costs (up to 200	million B.T.U. per year) for million B.T.U. per year) for million B.T.U.) for 1.0 year	r 3.0 years r 2.0 years

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8. In consideration of the premises, Applicant hereby grants to Distribution Company and Transmission Company an easement for a site, acceptable to them, for the location of a Company service line, a cleaner, heater, regulatora, meter and building, as may be required, at a point not to exceed twenty (20) feet from the pipeline of Transmission Company and at Applicant's own cost and expense, Applicant shall furnish, lay, connect and maintain the customer service line and house line used for the safe and practical transporting and controlling of gas to be served, and minitain the customer service line and house line used for the safe and practical transporting and controlling of gas to be served, and install meter protection from external forces, when required; and Transmission Company agrees to furnish, install and maintain the necessary Company service line from its pipeline, which will include any necessary gas cleaning equipment. All installations performed by persons other than Distribution Company or Transmission Company are subject to Distribution company approval in accordance with the then effective Columbia Gas System standards for gas piping and appliance venting on customer's premises.

Page 2 of 4

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1. N. A.

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9. Distribution Company shall furnish, at its own cost and expense, the meters, fittings and service regulators for furnishing the gas to be aupplied hereander to all except large volume customers (that is, up to 50 million B.T.U. per day), except as follows with respect to service regulators:

- (A) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure not exceeding 60 psig. Distribution Company will furnish the necessary service regulator at no cost to Applicant.
- (B) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 60 psig but not in excess of 200 psig, which will necessitate one high pressure service regulator in addition to the service regulator, Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulator.
- (C) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 200 psig which will necessitate two high pressure service regulators in addition to the service regulator. Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulators.
- (D) Subsequent to this Agreement, Distribution Company agrees (i) to make any and all replacements of service regulators and (ii) install any additional service regulators needed at this location, at Distribution Company's cost and expense. If this Agreement supersedes a pre-existing service Agreement, Distribution Company shall bear the cost and expense of replacing pre-existing service regulators.

Applicant agrees to maintain, at his own cost and expense, the customer service line, house line and installed meter protection from external forces, when required, in an operating condition satisfactory to Distribution Company. All material furnished by either Applicant or Distribution Company or Transmission Company may be reclaimed and removed from the premises by the party owning same at the termination of this Agreement.

10. Where a heater must be operated on the inlet side of a service regulator, to permit measurement of the gas, the heater and the gas used to operate such heater shall be supplied by Transmission Company at its expense.

11. Applicant agrees to notify Distribution Company of all problems arising out of any variations in the pressure of gas in the customer service line and house lines as well as defects in pipe, connections or appliances, the escape or leaking of gas, the sticking of valves or regulators and other irregularities incident to the service equipment of Applicant.

12. Distribution Company and Transmission Company shall have access at all times to all equipment herein provided for, for the purpose of determining whether such equipment is in proper condition and operated in accordance with this Agreement, and as well with the Rules, Regulations and Schedules of Distribution Company applicable to the jurisdictional public service customers, which said Rules, Regulations and Schedules as they exist from time to time shall also apply to this Agreement and are hereby specifically made a part hereof by reference.

13. The maximum pressure at which gas is to be supplied to Applicant for residential use shall not exceed seven (7) inches water column at the outlet of the service regulator, and the responsibility for the care of the service regulators and their proper adjustment to conform with the above specified pressure shall rest with Distribution Company. Applicant agrees to install a customer service line and house lines of sufficient size to give adequate service at this pressure.

14. Applicant agrees that Distribution Company shall have the right, without notice, to shut off the gas at any time from Applicant for any of the following causes: (A) for repairs: (B) for want of gas supply: (C) for non-payment of bills when due; (D) for any violation of this Agreement by Applicant; (E) upon discovery of a flow of stray electric current upon the house lines that is or might hecome dangerous; (F) in the event that gas service hereunder was secured by Applicant s misrepresentation; (G) manipulation of the arvice regulators to increase the pressure above the seven (T) inches water column maximum pressure herein specified; (H) when lazardnus contitions of the Company or customer service lines or house lines or appliances are found so that a shut-off is required for safety reasons; and (I) when leaks are found that require prompt repair (but not shut-off) for safety reasons, and when repairs are not made promptly by Applicant.

15. At all times, Applicant agrees to service, repair and maintain in good and safe condition all customer service lines, house lines, fixtures, appliances, equipment and facilities owned by or installed by Applicant hereunder. Applicant further agrees to hold Distribution Company and Transmission Company harmless from any and all liability imposed against it arising from Applicant's use, maintenance, repair or ownership of the same.

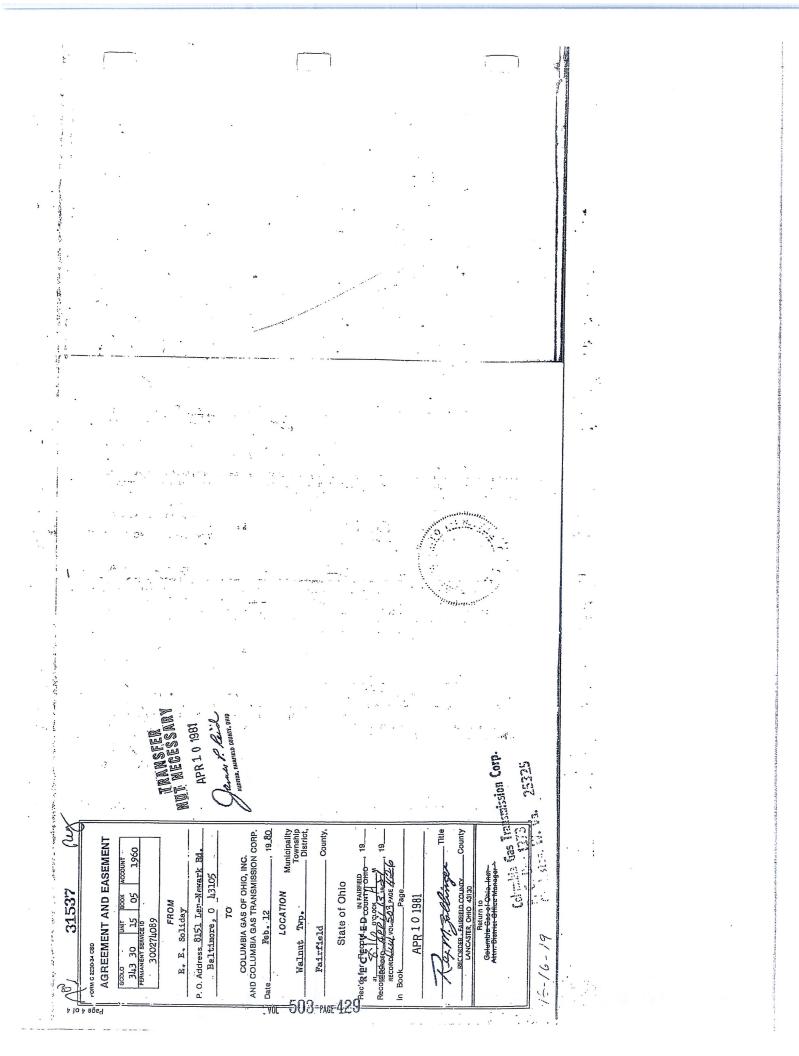
16. Distribution Company or its agent, may require Applicant to supply a reasonably safe guarantee or a cash deposit. Said deposit will be refunded when the delivery of gas has been discontinued, after all bills due to Distribution Company have been paid and the receipt for such deposit has been surrendered.

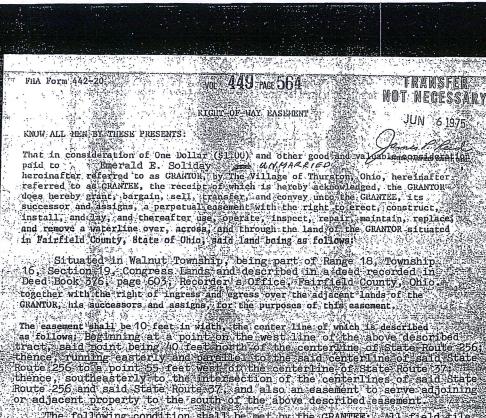
17. Upon the request of Applicant, Distribution Company will test the accuracy of the meter, provided Applicant deposits with Distribution Company a sum of money sufficient to cover the costs arising from the removal and replacement of the meter for testing purposes. A meter registering between three percent [3%] fast and three percent [3%] slow shall be deemed for all purposes to be registering correctly. When the meter is tested and is found to be registering correctly, Distribution Company shall be deemed for all purposes. A said deposit as was actually expended in the removed and testing of the meter. If said deposit, should be insufficient to fully over said actual expense, Applicant shall put the difference. When the meter is tested and found to be registering incorrectly. Distribution Company will refund to Applicant the entire amount of the deposit. Provided, however, that where State meter testing rules vary from the above, such State rules shall control.

18. Applicant agrees to pay Distribution Company for all gas so delivered on receipt or before the due date of the bill for the monthly eriod and at the rate prevailing from time to time in the general locality in which Applicant is served hereunder.

19. Applicant understands, and by the execution of this Agreement specifically agrees, that the service herein contemplated is a private contractual service and is not utility service subject to public regulation, unless State iaw otherwise requires, and that mething herein contained shall be construct in simplying an intention or "holding out" on the part of either Distribution Company or Transmission Company are aubject generally to regulation, and that mething both Distribution Campany and Transmission Company are subject generally to regulation, as that this Agreement is subject to any lawful governmental order applicable thereto.

' VOL 503 PAGE 428 Page 3 of 4 IN WITNESS WHEREOF, said parties have hereunic set their hands this of ______ Feb. _____ 19_80. day of. Signed and acknowledged in the presence of: 1 -APPLICANT;" WITNESS: COLUMBIA GAS OF OHIO, INC RUN COLUMBIAGAS TRANSMISSION CORPORATION lim Land Rights Hume STATE OF OHIO SS: COUNTY OF Fairfield Before me, a Notary Public in and for said County and State, personally appeared the above ed_________________, who acknowledged that_________ he__________ did sign the , who acknowledged that. he did sign the named 12th day of · Raimy rulls, Litie of Giu My Cummission Expires 12-12-04 STATE OF OHIO SS: COUNTY OF 1.14 Before me, a Notary Public in and for said County and State, personally appeared. $\frac{\mathcal{D} \cdot \mathcal{E}}{\mathcal{C} \cap \mathcal{E}} = \frac{\mathcal{D} \cdot \mathcal{E}}{\mathcal{E}} = \frac{\mathcal{D} \cdot \mathcal{D}}{\mathcal{E}} = \frac{\mathcal{D} \cdot \mathcal{D}}{\mathcal{E}} = \frac{\mathcal{D} \cdot \mathcal{D}}{\mathcal{D}} = \frac{\mathcal{D} \cdot \mathcal{D}} = \frac{\mathcal{D} \cdot \mathcal{D}} = \frac{\mathcal{D} \cdot \mathcal{D}} = \frac{\mathcal{D} \cdot$ EDWARD R. CRAVEN STATE OF WEST VIRGINIA NOTARY PUBLIC - STATE SS COUNTY OF KANAWHA Before me, a Notary Public in and for said County and State, personally appeared Paul C. Stump_____, Manager of Land Rights , of the above named COLUMBIA GAS TRANSMISSION CORPORATION, a corporation, who represented that he is duly authorized, in the premises, and who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as such officer and is the free act and deed of said corporation. IN-TESTIMONY WHEREOF Lhereunto set my h and and official seal this 6th day of 10 Commission expires Sept. 25, 1985 THIS INSTRUMENT FOR: COLUMBIA GAS OF OHIO, INC. FORM C 2230-34 CSD





The following condition shall be met by the GRANTEE: All field tile encountered during construction of the water line shall be protected by placing a preformed concrete support under each tile that the water line passes under for the width of the trench and 18" on each side of the trench

the Granter and the foregoing head, and arknowledged the signing thereof its be UNIO 8 1975

Thie instrument wee prepared by CACKSON & KELLMER, Baltimore, Chic.

even by whereof, I have hereuritor subscribed my hane and affixed my section of the section of t

Notaty Public

The tile shall be secured to the support by straps.

The consideration hereinabove recited shall constitute payment in full for any

his successors and assigns.

with the land for the benefit of the GRANTAE, its successors and assigns.

Signed and acknowledged in the presence of:

Condition regarding field tile, accepted by the GRANTEE in of the foregoing witnesses

damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein . The CKANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent lands of the ORANTOR.

The grant and other provisions of this easement shall constitute a covenant running

TITNESS MUEREOF, the GRANTORS have executed this instrument this fiday of day of the strument this fiday of the

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WITNESS the following signatures and scale, this 200	this written agreement is complete in all its terms and provisio
	Nay 19 49
WITHESS:	
Vernon V. Smith	E. E. Soliday ISEA
VERNOR V. SELTH	SSA
Jerran H. Belrott	Elocia A. Soliday ISEA
JAMES R. BAIGER	ELECTA A. SOLIDAY (SEA
THE STATE OF OHIO, Fairfield COUNTY, S.	
Before me Rotary Public named E. E. Soliday & Electa A. Soliday, his wife	in and for said County, personally appeared the abs
named E. E. Soliday & Electa A. Soliday, his wife	
	thair an ann an
with acknowledged that	not and deed.
IN WEINERS WHEREOF, I have because set my hand and official seal on this	Vernon V. Smith
IN WITHERS WELKON V. SMITH NOTARY UTBLEN P. STAL)	Notary Fublic
THE STATE OF OHIO,	· · · · · · · · · · · · · · · · · · ·
Eefore me, a	in and for said County, personally appeared the aba
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who asknopledged thatdiduges the within instrument and that the same is	
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THE DERIGNAL THE THEORY PHENORY IN THE THE UNDERLETED STATES AND THE PHENORY P		South-Central Rural		
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142 acres in sections 19 and 20 Walmit Township and bo place, construct, operate, repair, mintain, releases and sepises in or and to aux and trim trees and annubbery to the extent measury if dead, each, leasing or dangerous these that are ball branched to strike the understand the data that the light of the section the uncertained to an annubber of the extent measure if the least end of the extent measure if the each end of the tree ball branched to strike the uncertained that at pole leastimes, only a single pole and appurtemences will be used, and that the label to strike the used, and that the failing. Image: the endorsigned coronants that he is the owner of the above described lands and that the add linds are ofree and clear of excuterances and liens of whatsover threads he day the following porteon: Image: the endorsigned coronants that he is the owner of the above described lands the following porteon: Image: the endorsigned coronants that he is the owner of the above described lands the the add linds are ofree and clear of excuterances and liens of whatsover the above described lands and that the add linds are of the construct to read in the placel and that were undersigned to static the failure. If is further understood that, whenever necessary, works used in this instrument in the singular shall be construct to read in the failer. If up the exact in the strengt is an addressigned heat set his hand and seal this 198th day of lay, 1940. If up there understood that, whenever necessary, works used in this 198th day of lay, 1940. If up there understood core is an addressigned heat set his hand and seal this 198th day of lay, 1940. If up there understood core is the read of the		a good and valuable consideration, the hereby grant unto South-Central Hural whose postoffice address is Box 425,	is pecelpt whereof is hereby acking Electric Cooperative, Inc., a c Lancaster, Chio, and to its such that the tracks of the undersigned, at instead	corporation, essors or as-
<pre>and is place, construct, sport, spair, mittin, pulsate and replace in or along S. R. S' mutting and index, as alocitic transmission or discribution line or system, and is alocited line crystes and to cut down from line to the set lines, leaning or dangerous trees that are tail enough to strike the three in failing. In granting this consense it is is understood that is pole locations, only a single pole and applied interformers is fail theory for the bound of the poles will be aundor applied interformers in the cut the bound of the poles will be aundor miterially increase that be is the second that is pole. Incertions, only a single pole and applied interformers to fail miterior one is failing of the state of the thore in the single pole and that the location of the poles will be aundor miterially increase the base of the above described lands and that the add linds are of free and clear of uncentanteneon and lines of whatsoever character except knews held by the following porona: It is further understood that, whenever nocessary, words used in this instru- ment in the simpline shall be construed to read in the place and that be a used in the masualize gonder shall be construed to read in the place and that be a used in the masualize gonder shall be construed to read in the failure. It is furthers thereof, the undersigned has set his hand and seal this labet day of lay, 1946. Electe A, Soliday (1.3) (1.</pre>				
<pre>mincle pole and appurtonances will be used, and what the information, no has as it besch as to form the least phasible interforme to farm operations, so has as it does not materially increase the cost of apparentiation. The undersigned corvennets that he is the source of the above described lands and that the add linds are free and clear of encumbrances and liens of whatsever character except these held by the following percent:</pre>		and to place, construct, operate, rep S. R. 37 abutting said lands, an elec and to cut and trim trees and shrubbe	air, maintain, relocate and repl tric transmission or distribution ry to the extent necessary to be	oop them clear of and, weak, leaning
and that the add lands are free and clear of encanorados and inclusion and encounter except these hold by the following persons: 		single pole and appurtonances will be	interference to farm operations	
<pre>ment in the singular shall be construed to read in the feathing. IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of May, 1949. Elects A. Soliday (L.S) (L.S). (L.S.) (L.S.) Signed, sealed and delivered in the presence of: Darwin Kindler Albert Asbersold (Acknowledgments) STATE OF OHIO Es. Fairfield COUNTY (SS. Signed, sealed and delivered in this 19th day of May, 1949, bersonally appeared hefere as, the undersigned, that on this 19th day of May, 1949, bersonally appeared Elects A. Soliday annow in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN MESTINGEN WHEREOF; I have hereunto signed my name and affixed my official seal the day and year last mentioned above. Notary Public E. F. Electri, Fairfield County, Chi E. F. SEXEP, WORKE MISSION EXPIRES JUNE 2, 1949 AT: 1:21 O'clock P. H. RECORDED: June 3, 1949 ATFEST: Maid.May A. S. F. E.</pre>		and there the esta lands are free Ald	clear of encumprances and rious	described lands of whatsosver
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<pre>ment in the singular shall be construed to read in the framinine. IN SIGNESS WHEREOF, the undersigned has set his hand and seal this 19th day of May, 1949. Elects A. Soliday (L.S) (L.S). (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) (L.S.) Signed, sealed and delivered in the presence of: Darwin Mindler Albert Asbersold (Acknowledgments) STATE OF OHIO Es. State OF OHIO Soliday granter in the foregoing grant, and acknowledged the execution theread, that on this 19th day of May, 1949, bersonally appeared Es it remembered, that on this 19th day of May, 1949, bersonally appeared before as, the undersigned, a Notary Public in and for said County, the above named Electa A. Soliday granter in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN MESTINGHY WHEREOF; I have hereunto signed my name and affixed my official geal the day and year last mentioned above. Notary Public E. F. Exterp. Morney 09510 (M. P. SEAL) Notary Public E. F. Exterp. Morney 09510 (M. P. SEAL) ATTEST: Morney 09510 ATTEST: Morney 09510 ATTEST: Morney 8, 1949 ATTEST: Morney 8, 5, 5, 5, ATTEST: Morney 9, 5, 5, 5, ATTEST: Morney 8, 5,</pre>	1			
of May, 1949. Electa A. Soliday (L.S) (L.S.) (L.S.) Signed, scaled and delivered in the presence of: Darwin Kindler Albert Adversold (Acknowledgments) STATE OF OHIO (SS. Fairfield COUNTY (SS. Fairfield COUNTY (SS. Fairfield COUNTY (SS. De it remembered, that on this 19th day of May, 1949, personally appeared before as, the undersigned, a Notary Public in and for said County, the above named Electa A. Soliday grants in the foregoing grant, and atmosfedged the execution thereof to be her voluntary act and deed. IN TESTINGRY UNEREOF; I have hereunto signed my name and affixed my official scal the day and year last mentioned above. Notary Public E. F. Echert, Sairfield County, Chi E. F. EXERP, MONAR PUBLIC (N. F. SEAL) RECORDED: June 3, 1949 ATTEST: MALMAY, R. F. E.		ment in the singular shall be constru- the masculine gender shall be constru-	ed to read in the feminine.	
<pre>C. E. Sollday (L.S.). (L.S.). (L.S.). (L.S.). (L.S.). Signed, sealed and delivered in the presence of: Darwin Kindler Albert Asbersold (Acknowledgments) STATE OF OHIO { SS. Fairfield COUNTY { Be it remembered, that on this 19th day of May, 1949, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Elects A. Soliday granter in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN TESTINGEN WHEREOF; I have heremnto signed my name and affixed my official seal the day and year last montioned above. Notary Public E. F. Exterp.Sairfield County, Chi E. F. EXERP, NORAR VERENCE, SAIRTING County, Chi MY COMMISSION EXPIRES JUNE 8, 1949 AF: 1:SI O'clock P. M. RECORDED: June 3, 1949 ATTEST:</pre>		IN WITNESS WHEREOF, the under of May, 1949.	signed has set his hand and sea	l this 19th day
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Albert Asbersold (Acknowledgments) STATE OF OHIO { Fairfield COUETY { Be it remembered, that on this 19th day of May, 1949, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Elect A. Soliday granter in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and doed. IN TESTINONY WHEREOF; I have hereunto signed my name and affixed my official seal the day and year last mentioned above. Notary Public E. F. Eckert, Fairfield County, Chi E. F. EXERT, NOTARY PUBLIC NY COMMISSION EXPIRES JUNE 8, 1949 RECORDED; June 3, 1949 ATTEST:R.F. E.	í			
STATE OF OHIO Fairfield COUNTY Be it remembered, that on this 19th day of May, 1949, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named beleets A. Soliday granter in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN TESTINONY WHEREOP; I have hereunto signed my name and affixed my official geal the day and year last mentioned above. (N. P. SEAL) Notary Public E. F. Eckerty, Fairfield County, Chi E. F. ECKERT, NOTARY PUBLIC (N. P. SEAL) AT: 1:21 O'clock P. M. RECORDED; June 3, 1949 ATTEST: Methods A. F. E.				
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 Fairfield COUNTY (Be it remembered, that on this 19th day of May, 1949, bersonally appeared before me, the undersigned, a Notary Public in and for said County, the above named Electa A. Soliday grantor in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN TESTINONY WHEREOF; I have hereunto signed my name and affixed my official scal the day and year last mentioned above. (N. P. SEAL) RECEIVED FOR RECORD: June 2, 1949 ATTEST: County 1949 ATTEST: County 2, 1949 ATTEST: County 2, 1949 		STINTE OF OFTO		
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IN TESTIMONY WHEREOF; I have hereunto signed my name and affixed my official seal the day and year last mentioned above. Notary Public E. F. Eckert, Fairfield County, Ohi E. F. ECKERT, MOTARY PUBLIC MY COMMISSION EXPIRES JUNE 8, 1949 AT: 1:21 O'clock P. M. RECORDED: June 3, 1949 ATTEST: Could Living R. F. E.		Be it remembered, that on th before me, the undersigned, a Notary	Fublic in and for said county, egoing grant, and acknowledged to	
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RECEIVED FOR RECORD: June 2, 1949 AT: 1:21 O'clock P. N. RECORDED: June 3, 1949 ATFEST: Real J. King. R. F. E.			Notary Public E. F. Eckert, E. F. ECKERT, NOTARY PUBLIC	
AT: 1:21 O'clock P. N. RECORDED: June 3, 1949 ATTEST: Rul & King R. F. E.		•		
RECORDED: June 3, 1949 ATTEST: Paul J. King. R. F. E.		Contraction of the second		
ATTEST: Rul & trug R. F. E.				
			ATTEST: Paul & King	<u> </u>
			any liakang ang 12 kul Pr	

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	File No. 6352. 3-88 Grant of Right-of-Way Fee 3. 652
	FTL A/W KNOW ALL MEN BY THESE PRESENTS, That
	KNUW ALL MEN BI THEME FREMERIS, TEST.
	granzor _ , in counideration of One Dollar and other valueble consideration, to?Lin?lin?lin
44.700	
dev at sa	South Gentral RURAL ELECTRIC COOPERATIVE, INC., guarter, the receipt whereaf is hereby acknowledged, dabree
	grant. hargain, call, and convey to stich. South Control RURAL ELECTRIC COOPERATIVE, IN its electron and maintain electric lines, consisting of conduits, cables, volce, where, a
1	grant longuin cell, and convey to raid
	142 A Walnut Two Frivat Hightmay Wast side of S. H. 37 on North of S. H. 256 mouth East
	nide of Farm then due North about 750 ft then North East 300 ft to Raad S. H. 37
i i	The rate to be taken by mill lines across cald loads shall be as follower: Along the
1	S. E. 37 gaing North 1 25 An Road Wrightway or bereater local
1	Poles to be set as near efour and lines fences as possible
i	
	With (all sight and pathority to the grantee, its successors and assignt, to only a all since upon said premines, for the purpose of construction
	With full sight and authority to the grantee, its successors and autigur, to enter at all times upon said promines, for the putpose of construction requiring, replacing, and maintaining conduits, towers, poles, or other supports, and wirms and distributing appliances, with all activizely becases, gur authors, and transformers, and attinging upon authors towers, poles, or other supports ar supporting therefore, or phase mains have conducts, have of or other conductors for the transmission of electric energy, and to trim or remover any trees which at any time may interfere or threaten to interfere
	or other conductors for the transmission of electric energy, and to trim or remove any trees which at any time may interfere we threaten to interfer with the wonkername of acta income.
	This expenses shall be in full loses and slices provided construction shall be hepen on or before the32.21day
	December 193 g
	Signed this 22 day of Pennery 1938.
-	Signed and acknowledged in the presence of:
4 V 10	Freator Butler J. V. Reco
	Darmin Mindler Baltimore G. S.D 1
2	STATE OF OHIO,
- Canada	Be it remembrand, that on this 21.01 day of <u>Rebructy</u> 193_5, personally appeared before m
1	the undersigned, a Natary Public In and for said County, the above named
	the unceragines a county rubble in any or one county, the poore manual and the second
-	
-	grantorin the foregoing grant, and acknowledged the exclusion thereof to be [015] velocitory act and der IN TESTINIONY WHEREOF: I have hereinito signed my name and affinit my official seal the day and year bet monitored above.
	Netary Public Edicon Kindler County, Ok
	N. P. Seal. My Commission expires May 6, 1939
	CONSENT BY PRESENT MORTGAGEE TO GRANT OF RIGHT-OF-WAY
	The understyred bereby concerns to the execution, delivery and incordation of the foregoing conveyance and agrees that his lies under a costa
Lo-en	atorigan dated ond executed by
1	
	Received for Record
-	Recorded JUL 27
5	- to the Carriel
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	THE No. 6365 B-40 Grant of Right-of-Way For S. 656
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	FILe No6365 B-iso Grant of Right-of-Way For 665# KNOW ALL MEN BY THESE FRESENTS, That Nrs. Elizabeth Borles
	File No6365 B-is0 Grant of Right-of-Way For 6658 KNOW ALL MEN BY THESE FRESENTS, That Nrs. Elizabeth Borles granter, in consideration of One Boltz and other valuable consideration. In Nrs. Elizabeth Borles
-	File No6365B=0 Grant of Right-of-Way For 6656 KNOW ALL MEN BY THESE FRESENTS, That UT3. Elizabeth Booles granter
	File No6365B=0 Grant of Right-of-Way For 5558 KNOW ALL MEN BY THESE FRESENTS, That UT3. Elizabeth Booles granter
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	File No6365B=0 Grant of Right-of-Way For 5558 KNOW ALL MEN BY THESE FRESENTS, That UT3. Elizabeth Booles granter
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	FILe No. 6365 B-20 Grant of Right-of-Way For 5. 55 KNOW ALL MEN BY THESE FRESENTS, That Urs. Elizabeth Borles
	FILe No6365B=0 Grant of Right-of-Way For 555d KNOW ALL MEN BY THESE FRESENTS, That Ur3. Elizabeth Boyles granter
	FILe No. 6365 B-40 Grant of Right-of-Way For 5. 558 KNOW ALL MEN BY THESE FRESENTS, That Mrs. Elizabeth Booles Mrs. Elizabeth Booles 558 grants of One Balar and other valuable consideration. to Mrs. Elizabeth Booles 1058. T. T. Rowles paid South Gentral RORAL SLECTRIC COOPERATIVE, INC. grannee, the receipt whereas its hereby addatasheded, de 64 here prant, bargain, felt, and convert to taid South Contral RURAL SLECTRIC COOPERATIVE, INC. grannee, the receipt whereas its hereby addatasheded, de 64 here grant, bargain, self, and convert to taid South Contral RURAL SLECTRIC COOPERATIVE, INC. granne, the receipt whereas its hereby addatasheded, de 64 here grant, bargain, self, and convert to taid South Contral RURAL substituting addition of the propertiest right and comment to earts and animitation electric line, condition of the substitution, cubics, including, transmitting and uning clearing, on over, under, and acteve its following real exist, urv 106.105 A. of sec. 11 Floagaent Topp Burded on the T. by J. Contrac Rowless. On, the S. by Henry Marringto Ch. the T. by J. Contrac Best. The reaste to be takes by mid liges across said lends shall be as follower: Along the Hest. Best. State 43320 re
	FILe No6365 B-b0 Grant of Right-of-Way For 5655 KNOW ALL MEN BY THESE FRESENTS, That Ur3. Elizabeth Borles Jura Elizabeth Borles granter
	FILe No. 6365 B-40 Grant of Right-of-Way For 5. 555 NNOW ALL MEN BY THESE FRESENTS, That Mrs. Elizabeth Booles
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	FILe No. 6365 B-40 Grant of Right-of-Way For 5. 555 NNOW ALL MEN BY THESE FRESENTS, That Mrs. Elizabeth Booles 1175. E. T. T. ROELS paid grants of One Balar and other valuable consideration. to 1175. E. T. T. ROELS paid South Gentral RURAL SLECTRIC COOPERATIVE, INC. grannee, the receipt whereas its hereby addamakedged, de. 61 here grant, dargoin, sell, and convey to taid South Gentral RURAL SLECTRIC COOPERATIVE, INC. grannee, the receipt whereas its hereby addamakedged, de. 61 here grant, dargoin, sell, and convey to taid South Gentral RURAL SLECTRIC COOPERATIVE, INC. RURAL SLECTRIC COOPERATIVE, INC. grant, dargoin, sell, and convey to taid South Gentral RURAL SLECTRIC COOPERATIVE, INC. RURAL SLECTRIC, with a statistic add maintain electric line, configured of the properties of distributing, transmitting and maintain electric line, configured of the flowing real caste, rew 105.05 A. 07 South Contract The rest to be taken by mid liges across and lands ability and maintain electric line. The rest to be taken by mid liges across and lands ability and maintain the super state state in the super state state is an own or hereafter least all rines upon said premises, for the grantex of contraction state states by mid liges across and lands ability to the grantex of the states of the states by mid liges across and disting transformere and dinterecontracting thereforem, or choing in eacro
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	FILE No. 6365 B-40 Grant of Right-of-Way For 5 555 NNOW ALL MEN BY THESE FRESENTS, That Irrs. Elizabeth Booles
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	FILE No. 6365 B-20 Grant of Right-of-Way For 5. 555 NNOW ALL MEN BY THESE FRESENTS, That Irrs. Elizabeth Borles
	FILE No. 6365 B-50 Grant of Right-of-Way For 5 556 KNOW ALL MEN BY THESE FRESENTS, That MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted consideration. to MT3. Elizabeth Booles must be submitted and the submitted an
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	FILE No. 6365 B=0 Grant of Right-of-Way For 5 555 KNOW ALL MEN BY THESE PRESENTS, That IITS. Elizabeth Borles IITS. E. T. ROTLES paid I South Central RURAL SLECTRIC COOPERATIVE, INC., grantee, the receipt whereof is basely addamatelyed, do 64 for for South Central RURAL SLECTRIC COOPERATIVE, INC., grantee, the receipt whereof is basely addamatelyed, do 64 for for grant, bargoid, self, and couvery to raid South Central FURSE CENTRE COOPERATIVE, INC., grantee, the receipt whereof is basely addamatelyed, do 64 for grant, bargoid, self, and couvery to raid South Central FURSE CENTRE COOPERATIVE, INC., grantee, the receipt whereof is basely addamatelyed, do 64 for grant, S. Dar Jaco, II Plaquant, Par, Parmodo, On the I. by Jaco Coope For sole, adda adda for sole of the following real cate, rev IOS So, A. Dr. Soc, II Plaquant, Par, Parmodo, D. the J. by Jaco Coope The reader to be taken by wild lace acress and had be a followers. Cu. the I. by Jaco Coope side of 1 With full right and authority to the grantee No sourcertors and ansight, to enter at all time; upon and premises, for and an new or hereafter beach with the mainteners of whereofter provide convergence and maintaine of convergence, with all accentrace is one convergence, with all accentrace is one convergence, whereafter beachered is intealy instherecentral and maintaine convergence, with all
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	FIL: No. 6365 B=40 Grant of Right-of-Way For 5 555 NNOW ALL MEN BY THESE PRESENTS, That Mrs. Filizabath Bogles Mrs. Filizabath Bogles 964 granter
	File No. 6365 B-40 Grant of Right-of-Way For 5 554 NNOW ALL MEN BY THESE PRESENTS, That Mrs. Filexbalk Booles Mrs. Filexbalk Booles 944 grunter
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	File No. 6366 B-40 Grant of Right-of-Way Fee 5 556 NNOW ALL MEN NY THESE PRESENTS, That Mrs. Elizabeth Booles Mrs. Elizabeth Booles 556 conter
	File No. 6356. B=0 Grant of Right-of-Way For 5 554 KNOW ALL MEN BY THESE PRESENTS, That Itra. Elizabella Borles paid 1 Seath. Senteral. paid 1 South. Senteral. AURAL SIECTRIC COOPERATIVE, INC., granter, the receipt whereat is heaving admandaling d. d. 61 head head South. Senteral. AURAL SIECTRIC COOPERATIVE, INC., granter, the receipt whereat is heaving admandaling d. d. 62 head print, hargoin, eff, and cancer to and subtrain and administic administria decitic line, conjugated of conden, cable, paid 1 head print, hargoin, eff, and cancer to administrian administrian administrian appliahers, the prepare of distributing transmisting and using chertely, on, were, twitten and cancer the information of the sector of the sector of the prepare of distributing transmisting and using chertely, on, were, twitten and cancer the sector of the sector sector of the s
	File No. 6356. B=0 Grant of Right-of-Way For 5 554 NNOW ALL MEN BY THESE PRESENTS, That Itra. Elizabella Borles paid I South, Gautania ALL MEN BY THESE PRESENTS, That Itra. Elizabella Borles paid I South, Gautania ALL MEN, ULECTRIC COOPERATIVE, INC., grance, the receipt whereaf is hereby galaxieshinded, de. 61 hered South, Gautania ALL MEN, ULECTRIC COOPERATIVE, INC., grance, the receipt whereaf is hereby galaxieshinded, de. 61 hered Pract, Margain, ell, and cancer to reid South Contral PURSE ELECTRIC COOPERATIVE, INC., grance, the receipt whereaf is hereby galaxieshinded, de. 61 hered Pract, On South, I. Pringment, Terry Southold, on the I. by Hervey, I. C., the E. by Restore and anization description release, revision idea of the southout is an own or hereafter lease, revision The rests to be taken by mid here acress and hands hall be a follows: Along the southout is an own or hereafter least red at 200 This contentes of the transmission of cleaster, where and marked and the southout is and an and an and the southout is an own or hereafter least red at 200 red at 200 With field right and anthereafter the granter, or and antight, to mater at all there upper and the southout is contented at 200 red at 200 red at 200 The contentes of the tranantifisin of cleaster content, and there marked at 200
	File No. 6365 B=0 Grant of Right-of-Way For 5
	File No. 6365 B=0 Grant of Right-of-Way For 5
	File No. 6365 B=0 Grant of Right-of-Way For 5

26 Hear Pis. Co., Cols., O. CD1531 Fee. 1.25 No. 8828 Eas. No... 6 Map No. 616 Name and Address Drawing No. C. 17.74. - I. O. No. 3154 R. J. J.H. S. Nov. 7- 82 Mr.J.W. Race TO THE OHIO POWER CO. W. Race and Weltha V. Pace by and between his wife. No..../8. and bounded: On the North by the lands of Ralph. Van Arsdalen & Gilbert Horizis. On the East by the lands of . . . and, On the South by the lands of David Ballmer & Harley Hlinger! On the West by the lands of Sury Huffman. Right of Way Easment for Line along Highways Conly. TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain, inspect, add to the number of, and relocate at will, poles, crossarms or fixtures, and string wires and cables, adding thereto from time to time across, through or over the above described premises, to cut and remove from said premises or the premises of the parties of the first part adjoining the same on either side, any trees, overhanging branches or other obstructions which may endanger the safety or inter-fere with the use of said poles or fixtures or wires attached thereto any structure on said premises, and the right of ingress and egress to and over said above described premises, and any of the adjoining lands of the parties of the first part, at any and all times, for the purpose of patroling the line, of repairing, renewing or adding to the Number of said poles, structures, fixtures and wires, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of re-moving at any time any or all of said improvements erected upon, over, or on said land, together with the rights, easements, pri-ileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted; Provided over, the said THE OIHO POWER COMPANY, its successors and assigns, shall further pay to IN WITNESS WHEREOF, the parties of the first part have hereunto set Theirs. hand and seal the day and year first above J.W. Race written Signed and Acknowledged in the presence of: ed Kirkfatrick đ State of Ohio, ... Fairfield County, SS. Motary Public ... in and for said County, personally appeared the above named Refore me a . Race and Weltha act and deed. Gra. B. Mock. R. F. C. Recorded November 192. 1932. Attest.....

DOC ID ----> 200534202248

DATE: 12/09/2005 DOCUMENT ID DESCRIPTION 200534202248 ARTICLES OF ORGANIZATION/DOM. LLC (LCA)

FILING 125.00 EXPED

PENALTY .00 CERT

00

COPY

Receipt

This is not a bill. Please do not remit payment.

LANE, ALTON & HORST LLC 175 SOUTH THIRD STREET COLUMBUS, OH 43215-5100

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, J. Kenneth Blackwell

1586079

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

WAGNER RENTALS, LLC

and, that said business records show the filing and recording of:

Document(s)

ARTICLES OF ORGANIZATION/DOM. LLC

Document No(s): 200534202248



United States of America State of Ohio Office of the Secretary of State Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 5th day of December, A.D. 2005.

Curreth Bachmere

Ohio Secretary of State

DOC ID ----> 200534202248

	Prescribed by .	Kenneth Blackwell	Expedit	te this Form: (Malest One)
III		io Secretary of State	and stronger age	and a state of the second state of the second state
2		l Ohio: (614) 466-3910		PO Box 1390
ELL OILS		77-SOS-FILE (1-877-767-3453)	Oyes	Columbus, OH 43216
· ·		100011111(1011101-5455)	Re	quires an additional fee of \$100
www.state.oh.us/sos	6			PO Box 670
e-mail: busserv@so:	s.state.oh.us		O No	Columbus, OH 43216
				101
	ORGANIZ	ATION / REGISTRATION OF		55
	LIMITE	ED LIABILITY COMPANY		E
		(Domestic or Foreign)		
		Filing Fee \$125.00		ۍ ت
		1 mig 1 00 \$120.00		P
THE UNDERSIGNED	DESIRING TO FILE A:			1
				Columbus, OH 43216 DEC -5 Pil 2: 4
(CHECK ONLY ONE				5
(1) Articles of Orga		(2) Application for Regis	stration of	
Domestic Limit	ed Liability Company	Foreign Limited Liab	vility Compe	ny
	(115-LCA)	(106-LFA		
	ORC 1705	ORC 1	1705	
		(Date of Formation)		(State)
·····				(ours)
Check here if add	ner Rentals, LLC Ittional provisions are attac	the bax checked above.	UC.LLC.	
Check here if add	ner Rentals, LLC Ittional provisions are attac	hed endings: limited liability company, limited, Ltd, L.t.d.,	UC,LLC.	
Check here if add	ner Rentals, LLC Itional provisions are attac ne must include one of the following o tion in this section if box (1) is	ned endings: limited liability company, limited, Ltd, L.t.d., checked.		a. If e date is specified.
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Complete the Informet Complete the Informet Effective Date (Optic This limited liability co	ner Rentals, LLC Ittional provisions are attac ne must include one of the following of Iton in this section if box (1) is phal) (mm/dd/yyyy)	hed endings: limited liability company, limited, Ltd, L.t.d., checked. Date specified can be no more than 90 days after the date must be a date on or after the date of 11 perpetual	er date of filin Hing.	g. If e date is specified,
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Check here if add if box (1) is checked, rer <u>Complete the Informe</u> Effective Date (Option This limited liability co (Optional) Purpose (Optional)	Interested persons may direct company is Wagner Rentals, LLC	checked endings: limited liability company, limited, Ltd, Ltd, checked. Date specified can be no more than 90 days after the date must be a date on or after the date of fi perpetual (Period of existence Intal of real property 21 requests for copies of any operating agree	er date of film, Ring. e) eement and a	any bylaws

Complete the information	in this section if bo	x (1) is checked Cont.		
	ORIGI		IT OF AGENT	
The undersigned authori	zed member, mana;	ger or representative of		
Wagner Rent	als, LLC			
	(1	name of limited liability company)		
		agent upon whom any proces company may be served. T		
	Douglas J. School	xman		
	(Name of Agent)			
	175 S. Third St., 5	Ste. 700		
	(Street)	NOTE: P	.O. Box Addresses are NOT	acceptable.
	Columbus		Ohio	43215
	(City)		(State)	(Zip Code)
authorized representative	•	Authorized Represen		Date
	AC	CCEPTANCE OF APPO	DINTMENT	
The undersigned, named	herein as the statut	tory agent for		
Wagner Rental	s, LLC			
	(1	name of limited liability company)		
haraby acknowledges an	0	ntment of agent for said limit	ed liability Company. 	

PLEASE SIGN PAGE (3) AND SUBMIT COMPLETED DOCUMENT

	(Name)		
	(Street)	NOTE: P.O. Box Addresses are NO	T acceptable.
	(City)	(State)	(Zip Code)
		npany desires to transact business in Ohio	18
e limited lia	bility company hereby appoints the folk	owing as its agent upon whom process age	
e limited lia	bility company hereby appoints the folk be served in the state of Ohio. The na	owing as its agent upon whom process aga	
e limited lia	bility company hereby appoints the folk be served in the state of Ohio. The na (Name)	owing as its agent upon whom process aga ime and complete address of the agent is	inst the limited liabilit
e limited lia	bility company hereby appoints the folk be served in the state of Ohio. The na	owing as its agent upon whom process aga	inst the limited liabilit
e limited lia	bility company hereby appoints the folk be served in the state of Ohio. The na (Name)	owing as its agent upon whom process aga ime and complete address of the agent is	inst the limited liabilit

REQUIRED Must be authenticated (signed) by an authorized representative (See Instructions)

Monghes 1. Schah	11-30-05-
Authorized Representative	Date

Douglas J. Schockman (Print Name)

Lane Alton & Horst

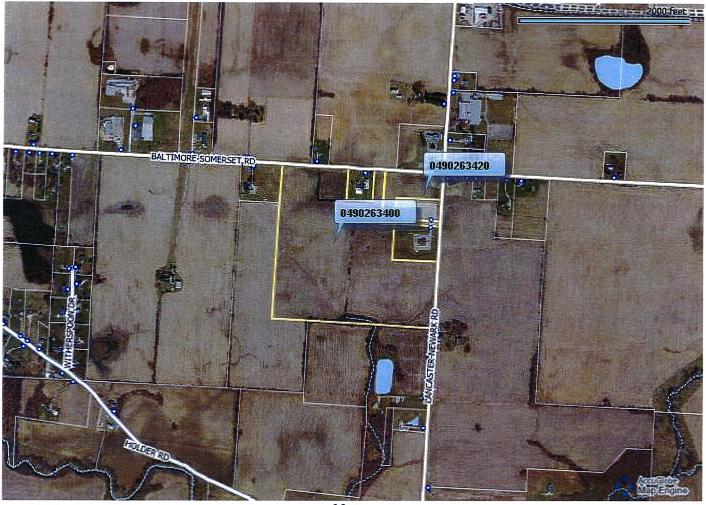
175 S. Third St., Ste. 700, Columbus, OH 43215

Authorized Representative

Date

(Print Name)

Fairfield County GIS



NotesPCL 002 and 004 WAGNER RENTALS, LLC62.33ACRES AND 6.91 ACRES62.33

Data For Parcel 0490263400

Base Data

Parcel:	0490263400	
Owner:	WAGNER RENTALS LLC	
Address:	835 BALTIMORE-SOMERSET RD NE	



[+] Map this property.

Mailing Address

Taxing District

Mailing Name:	WAGNER RENTALS LLC	City:	UNINCORPORATED	
Address:	7498 RUFFNER RD	Township:	WALNUT TOWNSHIP	
City State Zip:	BALTIMORE, OH 43105	School District:	LIBERTY UNION- THURSTON L.S.D.	

Legal

Neighborhood:	00064009 WALNUT TWP DIST 049	Legal Acres:	62.33
Legal Description:	R 18 T 16 S 30 NE	Land Use:	(110) A - AGRICULTURAL VACANT LAND
		Property Class:	AGRICULTURAL
		Range Township Section:	0-0-0
Map Number:	0030-00-025-00		

Tax Year 2020 Tentative Valuation

	Appraised	Assessed (35%)
Land Value:	\$343,050.00	\$120,070.00
Building Value:	\$0.00	\$0.00
Total Value:	\$343,050.00	\$120,070.00
CAUV Land Value:	\$101,250.00	
Taxable Value:	\$35,440.00	

Tax Credits

Owner Occupancy Credit:	
Homestead Reduction:	NO

Notes

Notes:	
NULES.	

Data For Parcel 0490263400

Note:

2020 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:	0490263400
Owner:	WAGNER RENTALS LLC
Address:	835 BALTIMORE-SOMERSET RD NE



[+] Map this property.

Change Tax Year: 2020 ∨

Property Tax

	Tax Year 20	20 Payable 2021
	First Half	Second Half
Gross Charge:	\$0.00	\$0.00
Reduction Factor:	\$0.00	\$0.00
Non-Business Credit:	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Prior Charges:		\$0.00
Interest:		\$0.00
Full Year Total:	\$0.00	
Payments:	\$0.00	
Half Year Due:	\$0.00	
Full Year Due:		\$0.00

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
7/16/2020	(\$105.72)
6/16/2020	(\$105.74)
5/20/2020	(\$105.74)
4/28/2020	(\$105.74)
4/2/2020	(\$105.74)
12/30/2019	(\$985.52)

7/19/2019	(\$246.37)
6/18/2019	(\$246.38)
5/16/2019	(\$246.38)
4/18/2019	(\$246.38)
3/28/2019	(\$246.38)
2/22/2019	(\$236.41)
1/4/2019	(\$995.48)
7/20/2018	(\$248.85)
6/18/2018	(\$248.87)
5/16/2018	(\$248.87)
4/17/2018	(\$248.87)
3/27/2018	(\$248.87)
2/16/2018	(\$438.05)
12/27/2017	(\$806.28)
7/21/2017	(\$201.55)
6/19/2017	(\$201.57)
5/23/2017	(\$201.57)
4/24/2017	(\$201.57)
4/3/2017	(\$201.57)
2/23/2017	(\$1,007.83)
7/20/2016	(\$878.63)
2/24/2016	(\$878.63)
7/16/2015	(\$836.81)
2/27/2015	(\$836.81)
7/18/2014	(\$830.19)
3/4/2014	(\$830.19)
5/30/2013	(\$722.71)
5/24/2013	(\$412.91)
2/28/2013	(\$412.91)
8/3/2012	(\$412.92)
2/28/2012	(\$412.92)
7/18/2011	(\$617.86)
2/24/2011	(\$617.86)
7/19/2010	(\$331.22)
3/1/2010	(\$331.22)
7/16/2009	(\$326.06)
2/23/2009	(\$326.06)
7/18/2008	(\$307.72)
2/25/2008	(\$307.72)

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM. The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Гах Үеа	r 2020 Tent	ative Valuation	•
/aluatio	n Data		
Parcel:	0490263400		
Owner:	WAGNER RENT	ALS LLC	
Address:		E-SOMERSET RD NE [+] Map this	property.
Address: aluation			property.
	2020 🗸	[+] Map this	
aluation 2	2020 🗸	[+] Map this Appraised	Assessed
aluation 2	2020 ✔ :: alue:	[+] Map this Appraised \$343,050.00	Assessed \$120,070.00
aluation 2 Land Value Building Va	2020 ✔ :: alue: ::	[+] Map this Appraised \$343,050.00 \$0.00	Assessed \$120,070.00 \$0.00

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM. The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

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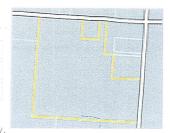
Data For Parcel 0490263400

Note:

2020 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:	0490263400
Owner:	WAGNER RENTALS LLC
Address:	835 BALTIMORE-SOMERSET RD NE



[+] Map this property.

Change Tax Year: 2019 ∨

Property Tax

	Tax Year 20	19 Payable 2020
	First Half	Second Half
Gross Charge:	\$1,229.77	\$1,229.77
Reduction Factor:	(\$401.15)	(\$401.15)
Non-Business Credit:	(\$71.52)	(\$71.52)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$757.10	\$757.10
Prior Charges:		\$0.00
Interest:		\$0.00
Full Year Total:	\$1	,514.20
Payments:	(\$1,514.20)	
Half Year Due:	\$0.00	
Full Year Due:	\$0.00	

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
7/16/2020	(\$105.72)
6/16/2020	(\$105.74)
5/20/2020	(\$105.74)
4/28/2020	(\$105.74)
4/2/2020	(\$105.74)
12/30/2019	(\$985.52)

7/19/2019	(\$246.37)
6/18/2019	(\$246.38)
5/16/2019	(\$246.38)
4/18/2019	(\$246.38)
3/28/2019	(\$246.38)
2/22/2019	(\$236.41)
1/4/2019	(\$995.48)
7/20/2018	(\$248.85)
6/18/2018	(\$248.87)
5/16/2018	(\$248.87)
4/17/2018	(\$248.87)
3/27/2018	(\$248.87)
2/16/2018	(\$438.05)
12/27/2017	(\$806.28)
7/21/2017	(\$201.55)
6/19/2017	(\$201.57)
5/23/2017	(\$201.57)
4/24/2017	(\$201.57)
4/3/2017	(\$201.57)
2/23/2017	(\$1,007.83)
7/20/2016	(\$878.63)
2/24/2016	(\$878.63)
7/16/2015	(\$836.81)
2/27/2015	(\$836.81)
7/18/2014	(\$830.19)
3/4/2014	(\$830.19)
5/30/2013	(\$722.71)
5/24/2013	(\$412.91)
2/28/2013	(\$412.91)
8/3/2012	(\$412.92)
2/28/2012	(\$412.92)
7/18/2011	(\$617.86)
2/24/2011	(\$617.86)
7/19/2010	(\$331.22)
3/1/2010	(\$331.22)
7/16/2009	(\$326.06)
2/23/2009	(\$326.06)
7/18/2008	(\$307.72)
2/25/2008	(\$307.72)

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.

The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.