CRS FAI – SR37/256

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, Walnut Township, and being more particularly described as follows:							
			ished by being a part of the North bunded and described as follows:	1 East Quarter of Sectio	n Thirty (30), Township	No. Sixteen (16), Range No.			
		West 28 chains and 2 East 28 chains and 7	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 THER	EFROM the following two three	e tracts:					
		<u>Tract One:</u> 2.62 acres <u>Tract Two:</u> 10.011 acres <u>Tract Three:</u> 5.145 acres							
		Leaving in said parc APN: 049-02634	el herein to be conveyed 67.48 6. 1-00	2.33 acres.					
		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							
		PRIOR DEED REFERENCE: OR BK 1434, Pages 2871-2873							
		Both parcels have t	ake areas						

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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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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

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
an Ohio Limited Liability	o Limited Liability WAGNER AND	01/29/2004	02/03/2004 @ 2:47pm	OR BK 1327 PGS 0017-0018	\$104.50	General Warranty Deed		
Company	ELECTA DARLENE WAGNER, HUSBAND AND WIFE	PGS 0017-0018						
		thence South 00	0°10'46" East a distance	of 632.00 feet to a	a point on the East	line of Section 30;		
		thence South 89 5/8 inch rebar s	· 1 - U	a 5/8 inch rebar set	t at 30.00 feet, a di	stance of 690.00 feet to a		
			0°10'46" West, passing North line of Section 30;	a 5/8 inch rebar se	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 1126, PGS 210-211						

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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

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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			
		Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Ra 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							
		Page 873 and b	eing more fully describe	d 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 0	0°10'46" East a distance	of 632.00 feet to a	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;							
			00°10'46" West, passing North line of Section 30;	a 5/8 inch rebar se	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 Re	ference: OR 1120, PG	8 599-600					

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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	RE RECORD of OR 1118, PGS 335-336 to CORRECT FILING ORDER						
		Transfer of the Entire interest in the following:							
		Situated in the C	ounty of Fairfield, State of	f Ohio and in the To	wnship of Walnut:				
			nguished by being a part o nge No. Eighteen (18) and			ty (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	ference: Deed BK 498	PGS 873-875					

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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 pm	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 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 M Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence Sou 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to th beginning, containing 80 and eleven one-hundredth acres .						
		Subject to Lease to Sakas, Inc.						
		Prior Deed Reference: Deed BK 401, PGS 496-498						
· · · · · · · · · · · · · · · · · · ·	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 and	d in the Township	of Walnut:		
			tinguished by being a pa 5), 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 s Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 8 beginning, containing 80 and eleven one-hundredth acres .							
Subject to Lease to Sakas, Inc.								
		Prior Deed Reference: Deed BK 375, PGS 101						