

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 05 CRS FAI SR37 06.10

PARCEL 006- SH1,T1,T2

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
CHAOS, LLC, am Ohio limited liability company	JTBD Investments, LLC, an Ohio limited liability company	08/27/2021	09/08/2021 @ 10:27am	Inst 202100023551	\$400.00	GENERAL WARRANTY DEED
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio and being further bounded and described as follow:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.</p> <p>APN: 049-02544-00</p> <p>Prior Deed Reference: OR BK 1729, PGS 1874-1875, Inst 201700000705</p>				
Thomas O. Weidner and Ruth Ann Weidner, husband and wife	CHAOS, LLC, an Ohio limited liability company	01/05/2017	01/11/2017 @ 3:13pm	OR BK 1729 PGS 1874-1875	\$360.00	WARRANTY DEED
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.</p> <p>APN: 049-02544-00</p> <p>Prior Deed Reference: Deed Volume 598, Page 355 Deed Volume 628, Page 248</p>				

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Thomas O. Weidner, aka Thomas Oscar Weidner and Ruth Ann Weidner, husband and wife	Thomas O. Weidner and Ruth Ann Weidner, husband and wife	08/24/1994	08/26/1994 @ 1:55pm	DEED VOL 628 PGS 248-250	EXEMPT	SURVIVORSHIP DEED
		<p>PARCEL ONE: Not in acquisition area</p> <p>PARCEL TWO: Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.</p> <p>Prior Deed Reference: Deed Vol 598, Pages 355-356</p> <p>PARCEL THREE: Not in acquisition area.</p>				
Mary Virginia Watson and John C. Watson, wife & husband	Thomas O. Weidner and Ruth Ann Weidner, husband and wife	12/17/1991	12/23/1991 @ 2:59pm	DEED VOL 598 PGS 355-356	\$55.00	GENERAL WARRANTY DEED
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Prior Deed Reference: Mortgage Vol 565, Pages 498-502 (Land Installment Contract)</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Mary Virginia Watson, married	Thomas O. Weidner and Ruth Ann Weidner	11/30/1988	12/06/1988 @ 9:50am	MTG VOL 565 PGS 498-502	N/A	LAND INSTALLMENT CONTRACT
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Land Contract Satisfied 12/17/1991</p> <p>Prior Deed Reference: Deed Vol 499, Pages 847-848</p>				
Carol Ardrey and Phillip Ardrey, Wife and Husband	Mary Virginia Watson	09/01/1980	09/16/1980 @2:53pm	DEED BK 499 PGS 847-848	\$1.00	Quit Claim Deed
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330</p> <p>Prior Deed Reference: Deed Vol 499, Page 17</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Wanda Stevens, unremarried widow, Vera O'Conner Chapman and John Chapman, wife & husband, Helen Emswiler, widow, Margaret Knepper and Dale Knepper, wife & husband, Kathleen Barrett and Woodrow Barrett, wife & husband, Ronald Eyman and Alice Eyman, husband & wife	Mary Virginia Watson	08/26/1980	09/16/1980 @ 2:52pm	DEED BK 499 PGS 843-846	\$11.50	Quit Claim Deed
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330</p> <p>Prior Deed Reference: Deed Vol 499, Page 17</p>				
Roger Eyman, unmarried	Mary Virginia Watson	09/08/1980	09/16/1980 @ 2:51pm	DEED VOL 499 PGS 841-842	\$1.00	Quit Claim Deed
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330</p> <p>Prior Deed Reference: Deed Vol 499, Page 17</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Larry Eyman and Dawn Eyman, Husband & Wife	Mary Virginia Watson	08/31/1980	09/16/1980@ 2:50pm	DEED VOL 499 PGS 839-840	\$1.00	Quit Claim Deed
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330</p> <p>Prior Deed Reference: Deed Vol 499, Page 17</p>				
Stella G. Miller, aka Estella Miller, Estella G. Miller, deceased Probate Case: 43284	Wanda Stevens, Undivided ¼ interest Vera O'Conner Chapman, Undivided ¼ interest Mary Virginia Watson, Undivided 1/12 interest Helen Emswiler, Undivided 1/12 interest Margaret Knepper, Undivided 1/12 interest Kathleen Barrett, Undivided 1/12 interest Ronald Eyman, Undivided 1/12 interest Carol Ardrey, Undivided 1/36 interest Larry Eyman, Undivided 1/36 interest Roger Eyman, Undivided 1/36 interest	07/31/1980	08/08/1980 @ 1:10pm	DEED VOL 499 Pages 17-20	EXEMPT	Certificate of Transfer No. 1
		<p>Situated in the Township of Walnut, County of Fairfield and State of Ohio:</p> <p>Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.</p> <p>Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330</p> <p>Prior Deed References: VOL 183, Pg 218; Vol 229, Pg 434; Vol 334, Pg 343; Vol 335, Pgs 418-436 and Vol 339, Pg 70</p>				

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PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Mary C. Miller Rhoads and Raymond Rhoads, her husband	Estella Miller	01/27/1965	06/15/1965@ 10:24 am	Deed Vol 339, Pgs 70-72	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345 Certificate of Transfer, Original Deed 183, Page 218</p>				
Walter L. Miller and Dorothy Miller, his wife	Estella Miller	11/9/1964	01/19/1965 @ 11:45 am	Deed Vol 335, Pages 433-435	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Franklin D. Miller and E. Louise Miller, his wife	Estella Miller	11/20/1964	01/19/1965 @ 11:44 am	Deed Vol 335, Pages 430-432	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				
Florence E. Miller LaRue and Luther M. LaRue, her husband	Estella Miller	12/12/1964	01/19/1965 @ 11:43 am	Deed Vol 335, Pages 427-429	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				

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Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Dollie Miller North and Cecil North II, her husband	Estella Miller	06/11/1964	01/19/1965 @ 11:42 am	Deed Vol 335, Pages 424-426	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				
Daniel M. Miller and Carolyn Miller, his wife	Estella Miller	06/12/1964	01/19/1965 @ 11:41 am	Deed Vol 335, Pages 421-423	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				

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Dottie C. Miller Cook, Unmarried	Estella Miller	06/15/1964	01/19/1965 @ 11:40 am	Deed Vol 335, Pages 418-420	\$1.10	WARRANTY DEED
		<p>PARCEL ONE: NOT SUBJECT PARCEL</p> <p>PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:</p> <p>Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18...Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA</p> <p>Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.</p> <p>Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218</p>				