

OK 125/82

(32)

003787

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that JERRY E. MECHLING, Ancillary Executor of the Estate of ELEANOR MECHLING, **DECEASED**, (Case No. 91 DE 53, Perry County Probate Court), of 20 Clark Street, Lexington, Massachusetts, 02173, grants with FIDUCIARY COVENANTS to **CARROLL LIMITED**, with its tax mailing address at c/o William H. Trembly, Jr., 6400 Riverside Drive, Dublin, OH 43017, **AN UNDIVIDED ONE-THIRD (1/3) INTEREST** in the following real estate:

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part of Thomas J. Selby, Margaret Price and Eleanor Mechling, OR 69, Page 627, being part of the Southeast Quarter of Section 4, and more particularly described as follows:

Beginning at a stone at the Southwest corner of the Southeast Quarter of Section 4; thence North 00 Degrees 43 Minutes 46 Seconds East 1402.38 feet to a point in the existing centerline of State Route 345 and the place of beginning; thence along said centerline the next 3 courses to points: North 10 Degrees 25 Minutes 16 Seconds East 63.32 feet; thence North 23 Degrees 54 Minutes 04 Seconds East 82.91 feet; thence North 31 Degrees 58 Minutes 15 Seconds East 221.77 feet; thence leaving said road South 57 Degrees 30 Minutes 37 Seconds East 362.25 feet to an iron pin found, passing an iron pin found at 30.00 feet; thence South 32 Degrees 29 Minutes 00 Seconds West 362.39 feet to an iron pin found; thence North 57 Degrees 31 Minutes 00 Seconds West 324.11 feet to the place of beginning, passing an iron pin set at 294.11 feet, containing 2.96 acres, more or less, subject to all legal highways and easements.

Subject to State Route 345 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the West line of Vol. 235, Pg. 608, as being South 32 Degrees 29 minutes 00 seconds West.

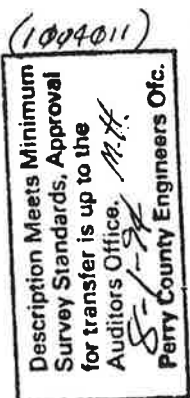
This description was written from a survey made June 2, 1994.

Kevin Cannon, Registered Surveyor #7224.

Part of Auditor's Parcel # 024-000103-0000

REFERENCE: Official Records Volume 69, Page 627, Perry County, Ohio.

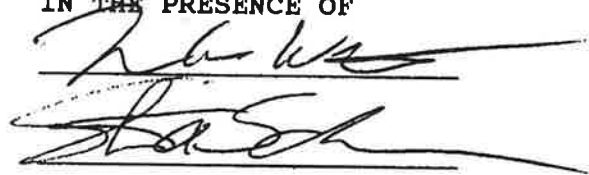
000082



TRANSFERRED
DATE 8-8-94
SEC. 319.54 50%
SEC. 319.202 50%
WITH AMT 25,000.00
JOANN N. HANKINSON
AUDITOR PERRY CO, OHIO
BY FLO

WITNESS Grantor's hand, this 27th day of June, 1994.

SIGNED & ACKNOWLEDGED
IN THE PRESENCE OF



ESTATE OF ELEANOR MECHLING,
DECEASED

BY 
JERRY MECHLING
Ancillary Executor

NO WITNESSES REQUIRED IN CALIFORNIA
WHEN DOCUMENT IS ACKNOWLEDGED

State of CALIFORNIA, County of _____, ss:

Before me, a Notary Public in and for said county and state, personally came the above named JERRY MECHLING, Ancillary Executor of the Estate of Eleanor Mechling, deceased, Grantor herein, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed in his fiduciary capacity, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at _____, California, this _____ day of June, 1994.

Notary Public-State of California
Commission Expires _____

THIS INSTRUMENT PREPARED by Graham & Graham, Stubbins, Lewis,
Watson & Erhard Co., L.P.A.
P.O. Box 826, New Lexington, OH 43764

ALL-PURPOSE ACKNOWLEDGEMENT FOR CALIFORNIA

State of California

County of Los Angeles

SS.

On the 27th day of June in the year 1994, before me Roberto W. Weinstein,
a Notary Public for the State of California, personally appeared,

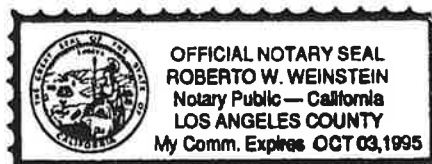
Jerry Mechling, Ancillary Executor
☐ personally known to me **OR**

☐ personally known to me **OR**

proved to me on the basis of satisfactory evidence to be the person or persons whose name(s) ~~IS~~-ARE subscribed to the attached instrument and acknowledged to me that ~~HE-SHE-THEY~~ executed the attached instrument in ~~HIS-HER-THEIR~~ authorized capacity(ies) and by ~~HIS-HER-THEIR~~ signature(s) on the attached instrument the person(s) or entity on which whose behalf the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]



This acknowledgment is attached to a Fiduciary Deed
which is dated 6/27/94 and has 2 pages.

NOTE: This acknowledgment certificate **SHOULD NOT** be separated from the instrument which is described above.

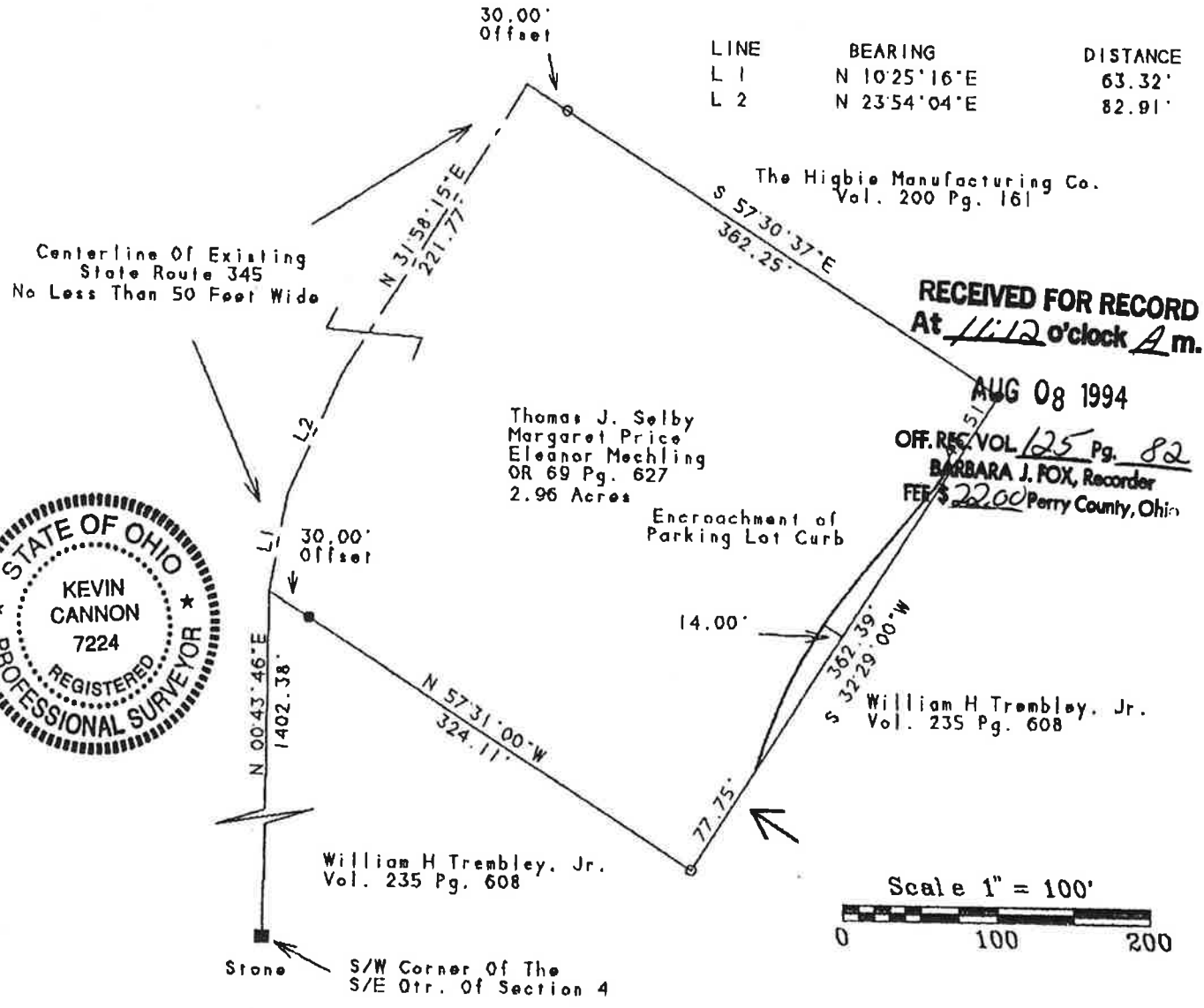
N Cannon Land Surveying

7945 Twp. Rd. 114 NE
New Lexington, Ohio 43764
(614) 342-2835



Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.
Data References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation.

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Legend

- Iron Pin Set
- 5/8" Rebar W/Cap
- Iron Pin Found
- ⊗ Post
- ▲ R.R. Spike Set
- △ R.R. Spike Found
- ⊙ Drilled Hole 5/8"
- Stone Found
- PK Nail Set
- ⊙ PK Nail Found
- ✕✕ Fence
- ➔ Basis Of Bearings

KL
Kevin Cannon
Reg. # 7224

6/2/94
Date

Survey For: C.V. Perry Realty
State: Ohio
County: Perry
Township: Pike
T- 15 R- 15 Lot: N/A
Section: 4
City or Village: New Lexington
Subdivision: N/A
(1004011)