

FAMILY TRANSFER EXEMPT
APPROVED FOR TRANSFER
BY: CTM DATE: 5-3-13
PERRY COUNTY ENGINEER

Instrument 201300001846 OR Book Page 395 2186

TRANSFERRED
DATE 5-3-13
SEC: 319.54 1.00
SEC. 319.202 COMPLIED
WITH AMT. M
TERESA L. STEVENSON
AUDITOR PERRY CO. OHIO
BY 1182

201300001846
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
05-03-2013 At 02:24 pm.
DEED 76.00
OR Book 395 Page 2186 - 2193

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That JUDY J. FABER, an unmarried widow,
of Perry County, Ohio, for valuable consideration paid, grants, with general warranty covenants,
to PERRY COUNTY DEVELOPMENT CORPORATION, LLC, whose tax mailing address is
2525 Panther Drive, New Lexington, OH 43764, the following real property:

PARCEL ONE:

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part
of Eleanor Mechling ET AL, OR 69 Pg. 827, 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 along the said section line North 00 Degrees 00 Minutes 00 Seconds East 1453.59
feet to an iron pin found and the place of beginning; thence continuing along said line
North 00 Degrees 00 Minutes 00 Seconds West 535.67 feet to an iron pin set; thence
South 73 Degrees 13 Minutes 50 Seconds East 320.23 feet to a point in the centerline of
State Route 345, passing an iron pin set at 290.23 feet; thence along said centerline South
33 Degrees 02 Minutes 28 Seconds West 203.07 feet to a point; thence South 32 Degrees
31 Minutes 20 Seconds West 221.77 feet to a point in said centerline; thence South 24
Degrees 27 Minutes 08 Seconds West 82.91 feet to a railroad spike set; thence leaving
said centerline South 75 Degrees 58 Minutes 04 Seconds West 43.64 feet to the place of
beginning, containing 2.00 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 Mid Section Line of Section 4 being North 00 Degrees 00
Minutes 00 Seconds East. This description was written from a survey made Oct. 17,
1995.

EXCEPTING therefrom 0.237 Acres conveyed in O.R. Volume 281, Page 205.

Parcel No. 27-003096-0000

Prior Reference: O.R. Volume 389, Page 299.

PARCEL TWO:

Being a part of the east half of the south west quarters of Section 4, Township 15, Range 15, and commencing at the north east corner of said half quarter section; thence west 361 feet; thence south 1248 feet; thence east 361 feet; thence north 1248 feet to the place of beginning, containing ten acres, more or less.

EXCEPTING therefrom the following six (6) tracts:

TRACT ONE:

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part of Judy Faber OR 207 Pg. 407, being part of Section 4 in the village of New Lexington, and more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of Section 4; thence along the Mid Section Line South 00 Degrees 01 Minutes 38 Seconds West 1046.30 feet to a point; thence North 89 Degrees 58 Minutes 12 Seconds West 306.06 feet to an iron pin found and the place of beginning; thence South 00 Degrees 12 Minutes 45 Seconds East 250.02 feet to an iron pin found; thence North 89 Degrees 58 Minutes 22 Seconds West 56.44 feet to an iron pin found; thence North 00 Degrees 10 Minutes 55 Seconds West 250.02 feet to an iron pin set; thence North 89 Degrees 58 Minutes 22 Seconds East 56.31 feet to the place of beginning, containing 0.324 acres, more or less, subject to all legal highways and easements.

Iron pins set are 5/8 inch rebar 30 inches long, with plastic ID caps.

Bearings are based on the Mid Section Line of Section 4 as being South 00 Degrees 01 Minutes 38 Seconds West.

This description was written from a survey made by Kevin Cannon PS 7224, October 13, 2010.

TRACT TWO

Beginning at a railroad spike found at the Northeast Corner of the Southwest Qtr. of Section 4; thence along the Mid Section Line South 00 Degrees 01 Minutes 38 Seconds West 222.49 feet to an iron pin set and the place of beginning; thence South 00 Degrees 01 Minutes 38 Seconds West 374.50 feet to an iron pin found; thence North 89 Degrees

54 Minutes 32 Seconds West 195.60 feet to an iron pin set; thence North 00 Degrees 08 Minutes 12 Seconds East 596.99 feet to a point in Co. Rd. 99, passing an iron pin set at 551.99 feet; thence along said road South 89 Degrees 54 Minutes 30 Seconds East 119.92 feet to a point; thence leaving said road South 48 Degrees 39 Minutes 38 Seconds West 123.59 feet to an iron pin set, passing an iron pin set at 17.71 feet; thence South 06 Degrees 35 Minutes 20 Seconds East 116.30 feet to an iron pin set; thence South 80 Degrees 37 Minutes 50 Seconds East 155.95 feet to the place of beginning, containing 1.98 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 99 R/W.

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

Bearings are based on Mid Section Line of Section 4 as being South 00 Degrees 01 Minutes 38 Seconds West.

This description was written from a survey made by Kevin Cannon 7224, October 14, 1999.

Prior Reference: O.R. Volume 375, Page 1544.

TRACT THREE

Beginning at a railroad spike found at the Northeast Corner of the Southwest Qtr. of Section 4; thence along Co. Rd. 99 North 89 Degrees 54 Minutes 30 Seconds West 269.45 feet to a point and the place of beginning; thence South 11 Degrees 46 Minutes 03 Seconds East 244.46 feet to an iron pin set passing an iron pin set at 66.33 feet; thence South 82 Degrees 43 Minutes 35 Seconds West 146.51 feet to an iron pin set; thence North 00 Degrees 11 Minutes 27 Seconds West 258.02 feet to an iron pin set in Co. Rd. 99; thence along said road South 89 Degrees 54 Minutes 30 Seconds East 96.33 feet to the place of beginning, containing 0.70 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 99 R/W.

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

Bearings are based on Mid Section Line of Section 4 as being South 00 Degrees 01 Minutes 38 Seconds West.

This description was written from a survey made by Kevin Cannon 7224, October 14, 1999.

Prior Reference: O.R. Volume 375, Page 1544.

TRACT FOUR

Beginning at a railroad spike found at the Northeast Corner of the Southwest Qtr. of Section 4; thence along the Mid Section Line South 00 Degrees 01 Minutes 38 Seconds West 222.49 feet to an iron pin set; thence South 00 Degrees 01 Minutes 38 Seconds West 374.50 feet to an iron pin found; thence North 89 Degrees 54 Minutes 32 Seconds West 195.60 feet to an iron pin set and the place of beginning; thence North 89 Degrees 54 Minutes 32 Seconds West 167.92 feet to an iron pin found; thence North 00 Degrees 11 Minutes 27 Seconds West 338.98 feet to an iron pin set; thence North 82 Degrees 43 Minutes 35 Seconds East 146.51 feet to an iron pin set; thence North 11 Degrees 46 Minutes 03 Seconds West 244.46 feet to a point in Co. Rd. 99, passing an iron pin set at 178.13 feet; thence along Co. Rd. 99 South 89 Degrees 54 Minutes 30 Seconds East 75.00 feet to a point; thence South 00 Degrees 08 Minutes 12 Seconds West 596.99 feet to the place of beginning, passing an iron pin set at 45.00 feet, containing 1.63 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. R/W.

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

Bearings are based on Mid Section Line of Section 4 as being South 00 Degrees 01 Minutes 38 Seconds West.

This description was written from a survey made by Kevin Cannon 7224, October 14, 1999.

Prior Reference: O.R. Volume 375, Page 1544.

TRACT FIVE

Beginning at a railroad spike found at the Northeast Corner of the Southwest Qtr. of Section 4; thence along the Mid Section Line South 00 Degrees 01 Minutes 38 Seconds West 222.49 feet to an iron pin set; thence North 80 Degrees 37 Minutes 50 Seconds West 155.95 feet to an iron pin set; thence North 06 Degrees 35 Minutes 20 Seconds West 116.36 feet to an iron pin set; thence North 48 Degrees 39 Minutes 38 Seconds East 123.59 feet to a point in Co. Rd. 99, passing an iron pin set at 105.88 feet; thence along said road South 89 Degrees 54 Minutes 30 Seconds East 74.53 feet to the place of

beginning, containing 0.70 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 99 R/W.

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

Bearings are based on Mid Section Line of Section 4 as being South 00 Degrees 01 Minutes 38 Seconds West.

This description was written from a survey made by Kevin Cannon 7224, October 14, 1999.

Prior Reference: O.R. Volume 375, Page 1544.

TRACT SIX

Beginning FOR REFERENCE at the Northeast corner of the Southwest Quarter of said Section 4; thence South 00° 01' 38" West, along the easterly line of the Southwest Quarter of said Section 4, a distance of 1191.33 feet to an iron pin set at the southwest corner of said 2.00 acre tract and the TRUE PLACE OF BEGINNING;

Thence South 00° 01' 38" West, continuing along said easterly line and the westerly right-of-way line of State Route 345 (60 feet in width), a distance of 104.98 feet to an iron pin found at the northeast corner of that 0.996 acre tract of land as described in a deed to Atlantic Financial Group, Ltd., of record in Official Record 229, Page 190;

Thence North 89° 58' 22" West, along the northerly line of said 0.996 acre tract, a distance of 305.00 feet to an iron pin set;

Thence through said original 10 acre tract with a new division line the following courses:

- 1.) North 00° 01' 38" East, a distance of 250.00 feet to an iron pin set;
- 2.) South 89° 58' 22" East, passing an iron pin set in the westerly right-of-way line of State Route 345 at a distance of 383.68 feet, a total distance of 419.26 feet to a railroad spike set in the centerline of State Route 345, and the easterly line of said 2.00 acre tract;

Thence along the centerline of State Route 345 and the easterly line of said 2.00 acre tract the following courses:

- 1.) South 32° 32' 58" West, a distance of 69.94 feet to a railroad spike set;
- 2.) South 24° 28' 47" West, a distance of 82.91 feet to a railroad spike set;

Instrument 20130001846 DR Book 2199

Thence South 75° 59' 46" West, leaving the centerline of State Route 345, along the southerly line of said 2.00 acre tract, a distance of 43.64 feet to the TRUE PLACE OF BEGINNING, containing 1.988 acres of land.

Bearings herein are based on the northerly line of said 0.996 acre tract being South 89° 58' 22" East, as indicated in Official Record 229, Page 190

Iron pins set consist of a 1" (O.D.) iron pipe 30" long with a plastic cap inscribed "M-E Companies S-6872".

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises performed in December, 2001.

M-E Companies, Inc.
Civil Engineering Group
Michael P. Lomano, P.S.
Registered Surveyor No. 7711

EXCEPTING therefrom 0.237 Acres conveyed in O.R. Volume 151, Page 812.

Parcel No. 27-003095-0000 (3.326 Acres)

JUDY J. FABER, the grantor, releases all rights of dower therein.

Executed by JUDY J. FABER, this 2nd day of May, 2013.

Signed and acknowledged:

Judy J. Faber
Judy J. Faber

Instrument Book Page
201300001846 OR 375 2192

THE STATE OF OHIO, PERRY COUNTY, ss.

Be It Remembered, That on this 2nd day of May, 2013, before me, the subscriber, a Notary Public in and for said County, personally came the above named JUDY J. FABER, an unmarried widow, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her 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, on the day and year aforesaid.

Carla Moore



CARLA MOORE
Notary Public, State of Ohio
My Commission Expires 6/4/17

This instrument was prepared by Schnittke & Smith, Attorneys at Law, 114 S. High St., P.O. Box 536, New Lexington, Ohio 43764.

THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO WARRANTY AS TO DESCRIPTION OR TITLE OF PROPERTY DESCRIBED HEREIN.

FABERJUDYLLC.WD

N Cannon Land Survey

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

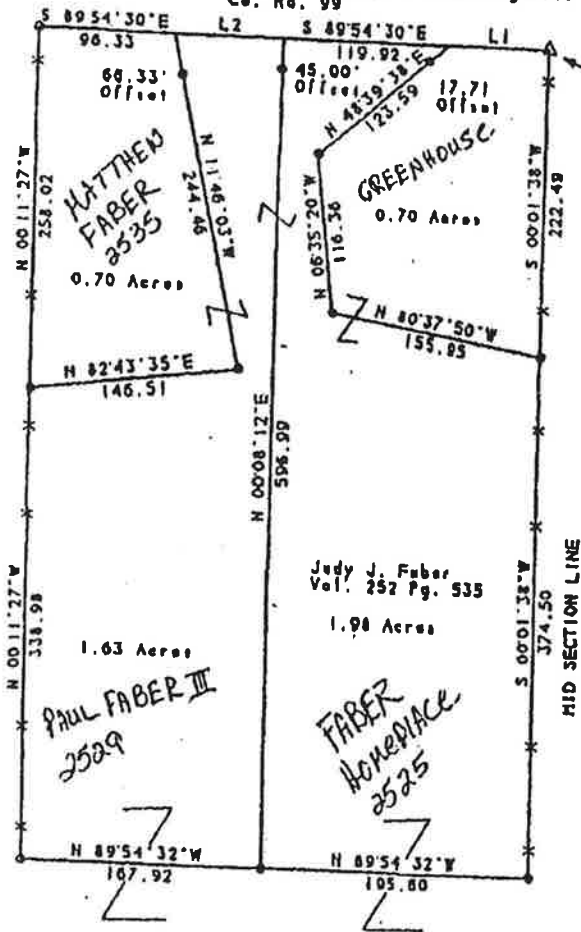
Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote
Data References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and
Existing Monumentation.

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

LINE	BEARING	DISTANCE
L 1	S 89°54'30"E	74.53
L 2	S 89°54'30"E	75.00

Scale 1" = 100'

New Lexington Board of Education Vol. 206 Pg. 510
Co. Rd. 99



N/E Corner of
S/W 1/4 of
Section 4

201300001846
R/L 151 99
OR 151 99
HATKE & SMITH



Legend

- Iron P.
- S/R P.
- Iron P.
- Post.
- ▲ R.R. V.
- △ R.R. Co.
- ⊙ Drilled
- Stone
- PK Nail
- ⊙ PK Nail
- Fence

19
Kevin Cannon
Reg. # 7224

10/14/99
Date

Survey For: Judy & Paul Faber
State: Ohio
County: Perry
Township: Pike
T- 15 R- 15 Lot: N/A
Section: 4
City or Village: N/A
Subdivision: N/A
Parcel #: N/A