

TITLE REPORT

C/R/S	Perry 00022 6.613
PARCEL	002SH
PID	124377

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

Project Site Address: 401 W. Main St
Somerset, Ohio 43783

INSTRUCTION:

- (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) FEE OR OTHER PRIMARY OWNERS

Name & Address	Marital Status (Spouse's Name)	Interest
Timothy Norviel 401 W. Main St Somerset, Ohio 43783	Widowed	Fee

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in the State of Ohio, County of Perry, Township of Reading. T-16, R-16, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows...containing 3.49 acres more or less, subject to all legal highways and easements.

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address	Date Filed	Amount & Type of Lien
Mortgagor: Cathie A. Cummings Mortgagee: Wells Fargo Bank, N.A. Dated 06/08/2018 OR Book 444 Page 2457	06/08/2018	Release of Mortgage

(3-B) LEASES

Name & Address	Commercial/Residential	Term
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(3-C) EASEMENTS

Name & Address	Type
Grantor: Thomas W. Ream Grantee: Ludowici- Celadon Co. Volume 146 Page 407 Dated March 3, 1947	Right of Way: Pipeline

(4) DEFECTS IN TITLE-IRREGULARITIES-COMMENTS (Record or Off Record)**(5) TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: PERRY	Township: READING	School District: NORTHERN LOCAL SCHOOL DISTRICT
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AUD. PAR. NO(S)	In Take?	Land 100%	Building 100%	Total	Taxes (Yearly)	Current?
032-000658-0000	Yes	\$42,550.00	\$32,290.00	\$74,840.00	\$1,113.72	Yes
Totals:		\$42,550.00	\$32,290.00	\$74,840.00	\$1,113.72	

Special Assessments APN	Amount	Comment
032-000658-0000	\$5.00	003 Rush Creek
Totals:	\$5.00	

Total Taxes and Special Assessments
\$1,118.72

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:

SIGNATURE

This Title Report covers the time period from **03/19/1928** to **09/14/2026**. 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 SH** and presently standing in the name of **Timothy Norviel** as the same are entered upon the several public records of **PERRY**.

Date & Time **09/14/2026 11:12 AM**

Signed 
Print Name Brittany Cupp

DIST DISTRICT 05

CRS Perry 00022 6.613

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PID 124377

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page/Instrument No.	Type Instrument
Cathie A. Cummings-deceased	Timothy A. Norviel	1/28/2025	01/28/2025 10:20 AM	Book 517 Page 969	Affidavit for Transfer to Survivor
		Situated in the State of Ohio, County of Perry, Township of Reading. T-16, R-16, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows...containing 3.49 acres more or less, subject to all legal highways and easements. Prior Reference: Volume 505, Page 2084 Parcel Number: 320006580000 Address of Property: 401 W. Main St., Somerset, Ohio 43783			
Cathie A. Cummings	Cathie A. Cummings and Timothy A. Norviel, husband and wife	10/30/2023	10/30/2023 12:11 PM	Book 505 Page 2084	Survivorship Deed
		Situated in the State of Ohio, County of Perry, Township of Reading. T-16, R-16, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows...containing 3.49 acres more or less, subject to all legal highways and easements. Prior Instrument Reference: 200300007161 Parcel Number: 032-000658-0000 Address of Property: 401 W. Main St., Somerset 43783			
Richard D. Starkey and Betty E. Starkey, husband and wife	Cathie A. Cummings	9/2/2003	09/22/2003 2:57 PM	Book 301 Page 441	Warranty Deed
		Situated in the State of Ohio, County of Perry, Township of Reading. T-16, R-16, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows...containing 3.49 acres more or less, subject to all legal highways and easements. Prior Instrument Reference Deed Book Volume 260, Page 273 PPN: 032-000658-0000/ 032-000657-0000 Street Address: 401 W. Main Street, Somerset, Ohio 43783			
Richard Douglas Starkey, a single person	Richard D. Stakey and Betty E. Starkey	9/23/1997	02/09/1998 10:39 AM	O.R. Vol 199 Page 418	Quit Claim Deed
		Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the village of Somerset, and bounded and described as follows: Tract 1: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less,			

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		but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Tract 2: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... recorded in Volume 148, Page 235 and by Certificate of Transfer Volume 198, Page 787 of the Deed of Records of Perry County, Ohio. This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon. Tract 3 & 4: Not in Take Subject to all easements, rights of way, leases, conditions, restriction, and legal highways, if any, of record Prior Instrument Reference: Volume 45, Page 228 Recorder's Office and Deed Volume 260, Page 273			
Richard D. Starkey and Betty E. Starkey, husband and wife	Richard Douglas Starkey	11/16/1988	11/28/1988 4:02 PM	OR Vol 45 Page 228	Quit Claim Deed
		Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the village of Somerset, and bounded and described as follows: Tract 1: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Tract 2: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... recorded in Volume 148, Page 235 and by Certificate of Transfer Volume 198, Page 787 of the Deed of Records of Perry County, Ohio. This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon.			

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		Tract 3 & 4: Not in Take Prior Deed Reference: Book 260 Page 273			
Richard D Starkey and Betty E. Starkey, husband and wife	Richard D Starkey and Betty E. Starkey, husband and wife	5/12/1984	05/22/1984 2:30 PM	Volume 260 Page 273	Warranty Deed
		Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the village of Somerset, and bounded and described as follows: Tract 1: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Tract 2: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... recorded in Volume 148, Page 235 and by Certificate of Transfer Volume 198, Page 787 of the Deed of Records of Perry County, Ohio. This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon. Prior Reference: Book 210 Page 819 Tract 3: Not in Take			
Emma M. Spring, unmarried	Richard Starkey and Betty E. Starkey	7/1/1972	07/10/1972 2:25 PM	Volume 210 Page 819	Warranty Deed
		Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the village of Somerset, and bounded and described as follows: First Tract: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Second Tract: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the			

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		land belonging to the said nine acre tract that was owned by Amanda May... recorded in Volume 148, Page 235 and by Certificate of Transfer Volume 198, Page 787 of the Deed of Records of Perry County, Ohio. This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon. Prior Deed Reference Volume 189 Page 787 and Volume 148 Page 235.			
Charles A. Spring, deceased	Emma M Spring	5/9/1967	05/09/1967 3:40 PM	Volume 189 Page 787	Certificate of Transfer
		BEING THE UNDIVIDED ONE HALF of the following described real estate situated in the County of Perry, in the State of Ohio, and the Village of Somerset, and bounded and described as follows: First Tract: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Second Tract: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... convey all property conveyed to Charles A. Spring and Emma M. Spring, recorded in Vol. 148, Page 235 of the Deed of Records of Perry County, Ohio. This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon. Prior Deed Reference: Volume 148 Page 235			
Thomas W. Ream and Ethel Ream, his wife	Charles A. Spring and Emma M. Spring, his wife	11/5/1947	11/08/1947 2:15 PM	Volume 148 Page 235	Warranty Deed
		The following real estate situated in the County of Perry, in the State of Ohio, and the Village of Somerset, and bounded and described as follows: First tract: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Second Tract: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the			

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		said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... convey all property conveyed to Walter B. Kullman and wife by Amanda May and Gilbert May her husband...The entire tract hereinbefore described and sought to be conveyed being the same premises which were conveyed to Thomas W. Rea, by Bert May and Gertrude May... recorded in Vol. 140 at Page 130 of the deed of Records of Perry County, Ohio. The within grant is subject, however to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon. Prior Deed Reference: Volume 140 Page 130			
Bert May and Gertrude May, husband and wife	Thomas W. Ream	4/4/1944	05/04/1944 2:32 PM	Volume 140 Page 130	Warranty Deed
		The following real estate situated in the County of Perry, in the State of Ohio, and the Village of Somerset, and bounded and described as follows: First tract: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid. Second Tract: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land...described as follows: Beginning at the northwest corner of the said nine acre tract and running south along the side of said tract... containing 1 1/2 acres, more or less. Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May... convey all property conveyed to Walter B. Kullman and wife by Amanda May and Gilbert May her husband by Deed dated, Jan 27, 1919, and recorded in Record of Deeds of Perry County, Ohio in Vol. 95, Page 323 Prior Deed Reference: Volume 129 Page 99			
Walter B Kullman and Helen Kullman, his wife	Bert May and Gertrude May, his wife	4/5/1939	04/08/1939 2:45 PM	Volume 129 Page 99	Warranty Deed
		Situated in the County of Perry in the State of Ohio and in the Village of Somerset and bounded and described as follows: Being a part of the South-east quarter of Section No. 9, Township No. 16, Range No. 16, and being a par off of the nine acre tract of land... and more full described as follows: Beginning at the North-west corner of the said nine acre tract...containing one and one half (1 1/2) acres, more or less.			

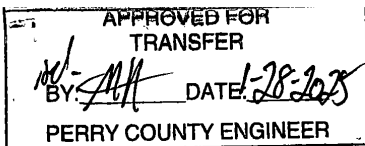
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		And also, a small tract or parcel of land lying on the West side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side of aforesaid. Prior Deed Reference: Volume 95, Page 323			
Mary A. Litzinger, widow	Bert May and Gertrude May, husband and wife	3/19/1928	03/26/1928 3:45 PM	Volume 109 Page 443	Warranty Deed
		Situate in the Village of Somerset, Perry County, Ohio and further described as follows:- Being situate on the west Main Street in said Village and being a part of the east half of section nine (9), T. 16, R. 16, beginning at a post...containing 3 acres, 1 rod, and 37 poles, more or less, but excepting from the above tract, one acre more or less, heretofore conveyed by Celia Wagner to James McQuaid.			



Transfer Not Necessary

1-28 20*25*
Derek Householder
Perry Co. Auditor *DH*

20250000319
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
01/28/2025 10:20 AM
AFF SURVIVORSHIP
BOOK: 517 PAGE: 969
PAGES: 3

42.00

AFFIDAVIT FOR TRANSFER TO SURVIVOR

STATE OF OHIO,
COUNTY OF PERRY, SS:

Timothy A. Norviel ("Affiant"), being duly cautioned and sworn, and having personal knowledge of the facts and being competent to testify as to these matters, deposes and states the following:

1. **Cathie A. Cummings**, formerly of **401 W. Main St., Somerset Ohio 43783**, in Perry, died intestate on May 9, 2024, a legal resident of the State of Ohio.
2. A certified copy of the Death Certificate for **Cathie A. Cummings** is attached hereto.
3. The decedent, **Cathie A. Cummings**, and her husband, **Timothy A. Norviel**, were the grantees in a Perry County Survivorship Deed ("Deed") dated 10/30/2023 and recorded in OR Book 505, Page 2084 of the Official Records of Perry County Ohio Recorder's Office, with respect to the property legally described as follows:

Situated in the State of Ohio, County of Perry, Township of Reading, T-16, R-16, being a resurvey of Richard Starkey OR 199 Pg. 418, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows:

Beginning at the southwest Corner of Southeast Quarter of Section 9; thence along the Mid Section Line North 00 Degrees 32 Minutes 32 Seconds East 796.28 feet to an iron pin found; thence North 88 Degrees 40 Minutes 13 Seconds East 205.37 feet to an iron pin found; thence North 00 Degrees 16 Minutes 47 Seconds West 57.72 feet to an iron pin found and the place of beginning:

Thence North 00 Degrees 13 Minutes 57 Seconds North 327.75 feet to an iron pin set on the South Line of Main Street (66' R/W); thence along said line North 50 Degrees 00 Minutes 00 seconds East 339.26 feet to an iron pin found; thence leaving said centerline along the centerline of a small creek the next 7 courses to points:

South 48 Degrees 06 Minutes 00 Seconds East 83.76 feet; thence South 25 Degrees 44 Minutes 00 Seconds West 54.90 feet; thence South 22 Degrees 23 Minutes 00 Seconds East 40.62 feet; thence South 51 Degrees 23 Minutes 00 seconds East 58.74 feet; thence South 29 Degrees 44 Minutes 00 Seconds West 63.54 feet; thence South 06 Degrees 01 Minutes 00 Seconds East 99.54 feet; thence South 26 Degrees 27 Minutes 00 Seconds East 129.00 feet;

Thence leaving said creek South 62 Degrees 41 Minutes 28 Seconds West 241.79 feet to an Iron pin found, passing an iron pin set at 39.81 feet to a point; thence North 85 Degrees 25 Minutes 47 Seconds West 180.54 feet to the place of beginning, passing an iron pin found at 13.00 feet, containing 3.49 acres more or less, subject to all legal highways and easements.

Iron pins set are 5/8 inch rebar with plastic identification caps. Bearings are based on the Mid Section Line of Section 9 as being North 00 Degrees 32 Minutes 32 Seconds East. This description was written from a survey made by Kevin Cannon 7224, August 6, 2003.

Prior Reference: Volume 505, Page 2084, Official Records, Perry County, Ohio.

Parcel Number: 320006580000

Address of Property: 401 W. Main St., Somerset Ohio 43783

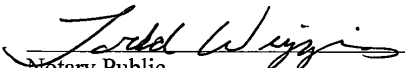
4. In the Deed, the grantees designated are "Timothy A. Norviel and Cathie A. Cummings, husband and wife, for their joint lives, remainder to the survivor of them."
5. Timothy A. Norviel, named in the deed, is this Affiant. His address is **401 W. Main St., Somerset Ohio 43783.**
6. Affiant gives this Affidavit for the purpose of transferring title to the foregoing property to his sole name on the records of the Perry County Recorder's Office in New Lexington, Ohio.


Timothy A. Norviel – Affiant

The foregoing instrument was sworn before me and subscribed in my presence this 28 day of January, 2025.



TODD WIGGINS
Notary Public
State of Ohio
My Comm. Expires
July 2, 2027


Notary Public

This instrument prepared by:

Valerie K. Wiggins
Attorney at Law
107 S. Main St.
New Lexington, Ohio
Telephone: 740-214-5068
Fax: 740-888-0083
Email: vwigginslaw@gmail.com

Primary Reg. Dist. No. 6400

Ohio Department of Health

VITAL STATISTICS

State File No. 2024047703

Registrar's No.

6400-2024000105

CERTIFICATE OF DEATH

DECEDENT	1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any) CATHIE A CUMMINGS					2. Sex FEMALE	3. Date of Death (Mo/Day/Year) MAY 09, 2024
	4. Social Security Number [REDACTED]	5a. Age (Years) 68	5b. Under 1 Year Months	5c. Under 1 day Hours Minutes	6. Date of Birth (Mo/Day/Year) DECEMBER 03, 1955	7. Birthplace (City and State or Foreign Country) NEWARK, OHIO	
	8a. Residence State OHIO		8b. County PERRY		8c. City or Town SOMERSET		
	8d. Street Address and Zip Code 401 WEST MAIN STREET 43783					9. Ever in US Armed Forces? YES - AIR FORCE	
DISPOSITION	10. Marital Status at Time of Death MARRIED					11. Surviving Spouse's Name (If wife, give name prior to first marriage) TIM NORVIEL	
	12. Decedent's Education BACHELORS DEGREE (E.G., BA, AB, BS)					13. Decedent of Hispanic Origin NO	14. Decedent's Race WHITE
	15. Father's Name JIM LEVETTE					16. Mother's Name (prior to first marriage) DOTTIE	
	17a. Informant's Name TIM NORVIEL					17b. Relationship to Decedent SPOUSE	17c. Mailing Address (Street and Number, City, State, Zip Code) 401 WEST MAIN STREET
	18a. Place of Death DECEDENT'S HOME					18b. City or Town, State and Zip Code SOMERSET, OH 43783	
	18b. Facility Name (If not Institution, give street & number) 401 WEST MAIN STREET					18d. County of Death PERRY	
	19. Funeral Service Licensee or Other Agent CURTIS EUGENE PARISH					20. License Number (of licensee) 009950	
	22. Method and Place of Disposition CREMATION - LEAF CREMATION, COLUMBUS, OH					21. Name and Complete Address of Funeral Facility LEAF CREMATION LLC 1970 ALUM CREEK DR COLUMBUS, OH 43207	
	23. Local Registrar LEANN SHAFER					24. Date Filed (Month/Day/Year) MAY 16, 2024	
	CERTIFIER	25a. Certifier (Check only one) ☒ Certifying Physician: To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated. ☐ Coroner or Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.					
25b. Time of Death 00:45		25c. Date Pronounced Dead (Month/Day/Year) MAY 09, 2024		25d. Was Case Referred to Medical Examiner or Coroner? NO			
25e. Certifier Name and Title ERIN REMSTERO DO		25f. License number 34.010429		25g. Date Signed (Month/Day/Year) MAY 14, 2024			
CAUSE OF DEATH	27. Name and Address of Person who Completed Cause of Death ERIN REMSTER, 2951 MAPLE AVE, ZANESVILLE, OH 43701						
	28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.						
	Immediate Cause (Final disease or condition resulting in death) Metastatic Non Small Cell Lung Cancer		a. Due to (or as Consequence of)		Approximate Interval: Onset and Death 12 MONTHS		
	Sequentially list conditions, if any, leading to immediate cause.		b. Due to (or as Consequence of)				
			c. Due to (or as Consequence of)				
	Enter Underlying Cause (Disease or injury that initiated events resulting in a death)		d. Due to (or as Consequence of)				
	Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.						
	30. Did Tobacco Use Contribute to Death? YES		31. If Female, Pregnancy Status NOT APPLICABLE		32. Manner of Death NATURAL		
	33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury		33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		
	33d. Injury at Work?						
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)							
33f. Describe How Injury Occurred:							
33g. If Transportation Injury, Specify:							

HEA 2724 Rev. 08/18

Ashley Champ, Perry County Registrar

JAN 16 2025

Ashley Champ



DocId:8027655

Tx:4023675

APPROVED FOR
TRANSFERBY: QF DATE: 10/30/2023
PERRY COUNTY ENGINEER

202300004053

Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
10/30/2023 12:11 PM

DEED

BOOK: 505 PAGE: 2084

PAGES: 2

34.00

TRANSFERRED
DATE 10-30-23
SEC. 319.54 0.50
SEC. 319.202 COMPLIED
WITH AMT 0/M
DREW CANNON
AUDITOR PERRY CO OHIO
BY KR**SURVIVORSHIP DEED**

Cathie A. Cummings, of Perry County, Ohio, for valuable consideration paid, grants to Cathie A. Cummings and Timothy A. Norviel, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 401 W. Main St., Somerset 43783, the following real property:

Situated in the State of Ohio, County of Perry, Township of Reading, T-16, R-16, being a resurvey of Richard Starkey OR 199 Pg. 418, being part of the Southeast Quarter of Section 9 In the Village of Somerset, and more particularly described as follows:

Beginning at the southwest Corner of Southeast Quarter of Section 9; thence along the Mid Section Line North 00 Degrees 32 Minutes 32 Seconds East 796.28 feet to an iron pin found; thence North 88 Degrees 40 Minutes 13 Seconds East 205.37 feet to an iron pin found; thence North 00 Degrees 16 Minutes 47 Seconds West 57.72 feet to an iron pin found and the place of beginning:

Thence North 00 Degrees 13 Minutes 57 Seconds North 327.75 feet to an iron pin set on the South Line of Main Street (66' R/W); thence along said line North 50 Degrees 00 Minutes 00 seconds East 339.26 feet to an iron pin found; thence leaving said centerline along the centerline of a small creek the next 7 courses to points:

South 48 Degrees 06 Minutes 00 Seconds East 83.76 feet; thence South 25 Degrees 44 Minutes 00 Seconds West 54.90 feet; thence South 22 Degrees 23 Minutes 00 Seconds East 40.62 feet; thence South 51 Degrees 23 Minutes 00 seconds East 58.74 feet; thence South 29 Degrees 44 Minutes 00 Seconds West 63.54 feet; thence South 06 Degrees 01 Minutes 00 Seconds East 99.54 feet; thence South 26 Degrees 27 Minutes 00 Seconds East 129.00 feet;

Thence leaving said creek South 62 Degrees 41 Minutes 28 Seconds West 241.79 feet to an Iron pin found, passing an iron pin set at 39.81 feet to a point; thence North 85 Degrees 25 Minutes 47 Seconds West 180.54 feet to the place Of beginning, passing an iron pin found at 13.00 feet, containing 3.49 acres more or less, subject to all legal highways and easements.

Iron pins set are 5/8 inch rebar with plastic identification caps. Bearings are based on the Mid Section Line of Section 9 as being North 00 Degrees 32 Minutes 32 Seconds East. This description was written from a survey made by Kevin Cannon 7/24, August 6, 2003.

Prior Instrument Reference: 200300007161

Parcel Numbers: 032-000658-0000

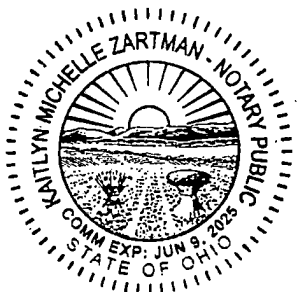
Property Address: 401 W. Main St., Somerset 43783

Executed this 20th day of October 2023.

Cathie A. Cummings
Cathie A. Cummings

State of Ohio }
County of Perry } SS:

The foregoing was acknowledged before me this 20 day of October, 2023, by Cathie A. Cummings.



Kaitlyn Michelle Zartman
Notary Public

Hammond

Prepared by Cathie Cummings

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT,

Richard D. Starkey and Betty E. Starkey, husband and wife

for valuable consideration paid, grants, with general warranty covenants, to

Cathie A. Cummings

whose tax-mailing address is: Irwin Mortgage Corporation
P.O. Box 23550 Jacksonville, FL 32241-3550
the following REAL PROPERTY:

See Exhibit A Attached Hereto

PPN:032-000658-0000 / 032-000657-0000

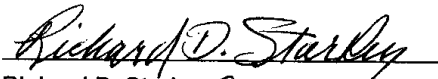
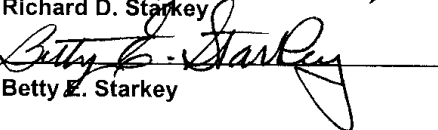
Street Address: 401 W. Main Street, Somerset, Ohio, 43783

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulation; legal highways; and restrictions, conditions, reservations and easements of record.

Prior Instrument Reference: Deed Book Volume 260, Page 273, Perry County, Ohio Records.

Grantor, release all rights of dower herein.

Executed this 2nd day of September, 2003


Richard D. Starkey

Betty E. Starkey

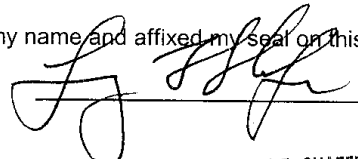
STATE OF OHIO

COUNTY OF LICKING

BE IT REMEMBERED,

That on this 2nd day of September, 2003, before me, the subscriber, a Notary Public in and for the said county, Personally came, Richard D. Starkey and Betty E. Starkey the Grantor(s) in the foregoing deed, and acknowledge the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.


Notary Public

This instrument was prepared by:

Larry F. Shafer
55 South Main Street, Suite D
Johnstown, Ohio 43031



LARRY F. SHAFER
Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

TRANSFERRED
DATE 9-22-03
SEC 319.54 1.00
SEC 319.202 COMPLIED
WITH AMT 45000
JOANN N. HANKINSON
AUDITOR PERRY CO. OHIO
BY 

Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
09-22-2003 At 02:57 PM.
DEED
OR Book 301 Page 441 - 442

200300007161
OHIO TITLE
BOX 356
JOHNSTOWN, OH 43031

UNOFFICIAL



CANNON LAND SURVEYING

7945 TWP RD. 114 NE
NEW LEXINGTON, OHIO 43764
614-342-2835

DEED DESCRIPTION

Situated in the State of Ohio, County of Perry, Township of Reading, T-16, R-16, being a resurvey of Richard Starkey OR 199 Pg. 418, being part of the Southeast Quarter of Section 9 in the Village of Somerset, and more particularly described as follows:

Beginning at the Southwest Corner of Southeast Quarter of Section 9; thence along the Mid Section Line North 00 Degrees 32 Minutes 32 Seconds East 796.28 feet to an iron pin found; thence North 88 Degrees 40 Minutes 13 Seconds East 205.37 feet to an iron pin found; thence North 00 Degrees 16 Minutes 47 Seconds West 57.72 feet to an iron pin found and the place of beginning; thence North 00 Degrees 13 Minutes 57 Seconds West 327.75 feet to an iron pin set on the South Line of Main Street (66' R/W); thence along said line North 50 Degrees 00 Minutes 00 Seconds East 339.26 feet to an iron pin found; thence leaving said centerline along the centerline of a small creek the next 7 courses to points: South 48 Degrees 06 Minutes 00 Seconds East 83.76 feet; thence South 25 Degrees 44 Minutes 00 Seconds West 54.90 feet; thence South 22 Degrees 23 Minutes 00 Seconds East 40.62 feet; thence South 51 Degrees 23 Minutes 00 Seconds East 58.74 feet; thence South 29 Degrees 44 Minutes 00 Seconds West 63.54 feet; thence South 06 Degrees 01 Minutes 00 Seconds East 99.54 feet; thence South 26 Degrees 27 Minutes 00 Seconds East 129.00 feet; thence leaving said creek South 62 Degrees 41 Minutes 28 Seconds West 241.79 feet to an iron pin found, passing an iron pin set at 39.81 feet to a point; thence North 85 Degrees 25 Minutes 47 Seconds West 180.54 feet to the place of beginning, passing an iron pin found at 13.00 feet, containing 3.49 acres, more or less, subject to all legal highways and easements.

See plat attached.

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

Bearings are based on the Mid Section Line of Section 9 as being North 00 Degrees 32 Minutes 32 Seconds East.

This description was written from a survey made by Kevin Cannon 7224, August 6, 2003.

Kevin Cannon
Reg. No. 7224

8/6/03
Date

Description Meets Minimum.
Survey Standards, Approval
for transfer is up to the
Auditors Office.
9-8-03 CAC
Perry County Engineers Ofc.



NOT FOR RESALE

Instrument 200300007161 OR Book 301 Page 442

Quit Claim - Ohio

Instrument
980000674

Know all Men by these Presents

That

RICHARD DOUGLAS STARKEY, a single person, of Fairfield County, State of Ohio, for valuable consideration paid, does hereby remise, release and forever quit claim, to Richard D. Starkey and Betty E. Starkey, whose tax mailing address is 227 North Columbus Street, Somerset, Ohio 43783 the following real property:

Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the Village of Somerset, and bounded and described as follows:

TRACT I: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post on the side of State Road about 12 poles from the west line of said half section and 11 feet east of the northeast corner of a tract heretofore owned by Magdalena Miller; thence running south 41 poles; thence east 11.43 poles; thence north 31 poles; thence east 3.25 poles; thence North 4° west 24 poles to a post on the side of the State Road; and thence by a right line to place of beginning containing 3 acres, 1 rod and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid.

TRACT II: Being a part of the Southeast Quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land sold by Abraham Leavitt and wife to William Cline by deed dated March 23, 1867, and recorded in Book 10, Page 282, in the Record of Deed, Perry County, Ohio, and more fully described as follows: Beginning at the northwest corner of said nine acre tract, and running south along the side of said tract, 497 feet, more or less to south line of said nine acre tract; thence east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing 1 1/2 acres, more or less.

Also a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to describe and convey all property conveyed to Emma M. Spring, recorded in Volume 148, Page 235, and by Certificate of Transfer Volume 198, Page 787 of the Deed Records of Perry County, Ohio.

This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowici Celadon.

TRACT III: Being a strip of land off the rear of In-lot 185, in Perrytown Addition to the Village of Somerset and being 25 feet deep and 50 feet extending across the rear of said In-Lot 185.

TRACT IV: Being In-lot 243 in said Village of Somerset, Perry County, Ohio, as the same is shown and delineated on the recorded plat of said village on file in the Office of said Recorder of Perry County, Ohio.

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

Prior Instrument Reference: Volume 45, Page 228, Official Records, Perry County, Ohio, Recorder's Office and Deed Volume 260, Page 273, Perry County, Ohio, Recorder's Office.

Witness

my hand this 23RD day of September, 1997.

Signed and acknowledged in presence of

John P. Brohly
John P. Brohly

Richard Douglas Starkey
Richard Douglas Starkey

Jeannette Bralley
JEANNETTE BRALLEY

000418

TRANSEERED
DATE 9-23-97
SEC 319.54
SEC 319.22
COMPLD
WITH IN 1
JULIAN N. HANKINS
AUDITOR PERRY CO. OHIO
BY

Description does not meet minimum Survey Standards approval for transfer is up to the Auditors Office
Perry County Engineer's Office

STATE OF ~~OHIO~~ PA)
) SS
 PHILA ~~LANCASTER~~ COUNTY)

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

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Lancaster, Ohio this ~~X~~ 23 day of September, A.D. 1997.
 PHILA, PA

John P. Brolly
 Notary Public - State of ~~Ohio~~ PA

NOTARIAL SEAL
 JOHN P. BROLLY, Notary Public
 City of Philadelphia, Phila. County
 My Commission Expires Dec. 6, 1997

9800000674
 Filed for Record in
 PERRY COUNTY, OHIO
 BARBARA J. FOX
 On 02-09-1998 At 10:39 am.
 DEED 14.00
 Book OR Vol. 199 Pg. 418 - 419

This instrument prepared by: Robert E. Johnston, ATTORNEY AT LAW
 DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON
 144 E MAIN ST, LANCASTER OH 43130



3522

Know all Men by these Presents

That

Richard D. Starkey and Betty E. Starkey, husband and wife,

of _____ County, State of Ohio, for valuable consideration paid, grant to
Richard Douglas Starkey

whose tax-mailing address is 227 North Columbus Street
Somerset, Ohio 43783

the following real property:

Being all of the following described real estate situated in the County of Perry,
in the State of Ohio, and the village of Somerset, and bounded and described as
follows:

TRACT I: Being situated on West Main Street in said Village and being a part
of the east half of Section 9, Township 16, Range 16, beginning at a post on
the side of State Road about 12 poles from the west line of said half section
and 11 feet east of the northeast corner of a tract heretofore owned by Magdalena
Miller; thence running south 41 poles; thence east 11.43 poles; thence north
31 poles; thence east 3.25 poles; thence North 4° west 24 poles to a post on
the side of the State Road; and thence by a right line to place of beginning
containing 3 acres, 1 rod and 37 poles, more or less, but excepting from the
above tract, one acre, more or less, heretofore conveyed by Celia Wagner to
James McQuaid.

TRACT II: Being a part of the Southeast quarter of Section 9, Township 16,
Range 16, and being a part off of the nine acre tract of land sold by Abraham
Leavitt and wife to William Cline by deed dated March 23, 1867, and recorded
in Book 10, Page 282, in record of deed, Perry County, Ohio, and more fully

Volume 260, Page 273 and (continued on back)

Prior Instrument Reference: Volume 173 , Page 656, Perry County, Ohio Recorder's Office

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness OUR hands this 16th

1988

TRANSFERRED
DATE 11-28-88
SEC. 319.54 COMPLIED
SEC. 319.202 COMPLIED
WITH AMT. N. HARRISON
JOANN N. HARRISON
AUDITOR PERRY CO. OHIO
BY

Description does not meet
minimum Survey Standards.
Approval for transfer is up
to the Auditor's Office.
11/23/88 cwll
Perry County Engineer's Ofc.

Signed and acknowledged in presence of

Janet E. Wilson

Richard D. Starkey
Richard D. Starkey
Betty E. Starkey
Betty E. Starkey

State of Ohio, } ss. Before me, a Notary Public

County, } in and for said County and State, personally appeared the above named
Richard D. Starkey and Betty E. Starkey

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
this 16th day of November, A.D. 1988.

Seal

Robert E. Johnston
Notary Public, State of Ohio
Lebanese Commission

This instrument prepared by Robert E. Johnston, DAGGER, JOHNSTON, MILLER, OGILVIE
and HAMPSON, Lancaster, Ohio

In Testimony Whereof, the said mortgagors have hereunto set their hands this 18 TH
day of NOVEMBER 19 88

Executed in presence of

Tom Conway

Thomas L. Covella
THOMAS L. COVELLA

Cynthia A. Jackson

Judy C. Covella
JUDY C. COVELLA

State of Ohio, PERRY County, ss:

Before me, a Notary Public within and for said County, personally appeared the above named grantors and mortgagors THOMAS L. & JUDY C. COVELLA, HUSBAND AND WIFE

and acknowledged the signing and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein expressed.

Witness my hand and Notarial Seal this 18 TH day of NOVEMBER 19 88

Thomas B. Conway

Notary Public PERRY County, Ohio

Seal

(Seal Here)

THOMAS B. CONWAY
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APRIL 11, 1992

The conditions of the within mortgage having been complied with, The Crooksville Bank

by authority of its Board of Directors, hereby cancels and releases the same,
this 13th day of March A. D. 19 90

The Crooksville Bank

By Tom Conway

THIS INSTRUMENT WAS PREPARED BY THE CROOKSVILLE BANK.

Notary Public
Perry County, Ohio
Fee \$2.00 Paid, Date March 21, 1990

RECEIVED FOR RECORD
At 7:58 o'clock P m.

NOV 28 1988

OFF. REC. VOL. 45 Pg. 222
Recorder Nancy C. Hunsicker
Fee \$ 2.00 Perry County, Ohio

described as follows: Beginning at the northwest corner of the said nine acre tract, and running south along the side of said tract, 497 feet, more or less, to south line of said nine acre tract; thence east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing 1 1/2 acres, more or less.

Also a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to describe and convey all property conveyed to Emma M. Spring, recorded in Volume 148, Page 235, and by Certificate of Transfer Volume 198, Page 787 of the Deed Records of Perry County, Ohio.

This conveyance is subject, however, to all legal roads and highways and to a pipe line right-of-way heretofore granted to Ludowick Celadon.

TRACT III: Being a strip of land off the rear of In-lot 185, in Perrytown Addition to the Village of Somerset and being 25 feet deep and 50 feet extending across the rear of said In-Lot 185.

TRACT IV: Being In-lot 243 in said Village of Somerset, Perry County, Ohio, as the same is shown and delineated on the recorded plat of said village on file in the Office of said Recorder of Perry County, Ohio.

UNOFFICIAL COPY - PROPERTY OF PERRY COUNTY, OHIO

RECEIVED FOR RECORD
At 4:02 o'clock P. m.

NOV 28 1988

OFF. REC. VOL. 45 Pg. 228
Recorder *James C. Hunsicker*
Fee \$ 10.00 Perry County, Ohio

1228
Amount
See
Deed
Quit-Claim Deed

Starkey / Richard D.

1 Betty E

TO

Richard Douglas

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

229

COUNTY OF SS

RECEIVED FOR RECORD ON THE

DAY OF 19

AT O'CLOCK M

AND RECORDED 19 IN

DEED BOOK PAGE

COUNTY RECORDER

RECORDERS FEE \$

Know all Men by These Presents; That RICHARD D. STARKEY and BETTY E. STARKEY

husband and wife, of Perry County, Ohio for

valuable consideration paid, grant with general warranty covenants, to RICHARD D. STARKEY and BETTY E. STARKEY, husband and wife, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever, whose tax mailing address is

, the following real property: Situated in the County of

Perry in the State of Ohio and in the Village

of Somerset and bounded and described as follows:

Being all of the following described real estate situated in the County of Perry, in the State of Ohio, and the village of Somerset, and bounded and described as follows:

TRACT I: Being situated on West Main Street in said Village and being a part of the east half of Section 9, Township 16, Range 16, beginning at a post on the side of State Road about 12 poles from the west line of said half section and 11 feet east of the northeast corner of a tract heretofore owned by Magdalena Miller; thence running south 41 poles; thence east 11.43 poles; thence north 31 poles; thence east 3.25 poles; thence North 4° west 24 poles to a post on the side of the State Road; and thence by a right line to place of beginning containing 3 acres, 1 rod and 37 poles, more or less, but excepting from the above tract, one acre, more or less, heretofore conveyed by Celia Wagner to James McQuaid.

TRACT II: Being a part of the Southeast quarter of Section 9, Township 16, Range 16, and being a part off of the nine acre tract of land sold by Abraham Leavitt and wife to William Cline by deed dated March 23, 1867, and recorded in Book 10, Page 282, in record of Deed, Perry County, Ohio, and more fully (CONTINUED ON BACK)

Prior Instrument of Reference: Volume, Page

RICHARD D. STARKEY and BETTY E. STARKEY, the grantor, releases all rights of dower therein.

Witness our hand this 12 day of May, 1984.

Signed and acknowledged in the presence of:

Linda L. Smith

X Richard D. Starkey
RICHARD D. STARKEY

Steven P. Schnitke

X Betty E. Starkey
BETTY E. STARKEY

THE STATE OF OHIO, PERRY

COUNTY, ss.

Be It Remembered, That on this 12 day of May before me, the subscriber, a Notary Public in and for said County, personally came the above named RICHARD D. STARKEY and BETTY E. STARKEY, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be a 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 last aforesaid.

This instrument was prepared by
Schnitke & Smith 109 1/2 West Brown Street
Attorneys at Law New Lexington, OH 43764

Steven P. Schnitke, Attorney at Law
Notary Public — State of Ohio



1. Name or names of Grantor(s) and marital status.
2. Description of land or interest therein and encumbrances, reservations, and exceptions, if any.
3. Delete whichever is not applicable.

This space for Auditor's Stamp

This space for Recorder's Stamp

TRANSFERRED
JUN 1 1984
REC. 11:48
SEC. 11:48
JUN 1 1984
JUN 1 1984
JUN 1 1984
JUN 1 1984
JUN 1 1984
JUN 1 1984

described as follows: BEgining at the northwest corner of the said nine acre tract, and running south along the side of said tract, 497 feet, more or less, to south line of said nine acre tract; thence east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing 1 1/2 acres, more or less.

Also a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to describe and convey all property conveyed to Emma M. Spring, recorded in Volume 148, Page 235, and by Certificate of Transfer Volume 198, page 787 of the Deed Records of Perry County, Ohio.

This conveyance is subject, however to all legal roads and highways and to a pipe line right of way heretofore granted to Ludowici Celadon.

Prior Reference: Volume 210, Page 819, Deed Records, Perry County, Ohio.

TRACT III: Being a strip of land off the rear of In-lot 185, in Perrytown Addition to the Village of Somerset, and being 25 feet deep and 50 feet extending across the rear of said In-Lot 185.

Prior Reference: Volume 209, Page 474, Deed Records, Perry County, Ohio.

Description Approved for transfer, with the restriction that property be surveyed before next transfer.

Perry County Engineer's Ofc.

Date: 5-21-84

T. Chris Wilson
T. Chris Wilson, PE, PS
Perry County Engineer

RECEIVED FOR RECORD
At 2:30 o'clock P. m.

MAY 22 1984
Recorded May 22, 1984
Deed Vol. 260 Pg. 213
Recorder Nancy C. Montgomery
H/O Co Perry County, Ohio

49387 ✓
Pg 819

Know all Men by these Presents

That, Emma M. Spring, unmarried

, the Grantor ,

for the consideration of One Dollar and other good and valuable considerations
received to her full satisfaction of

Richard Starkey and Betty E. Starkey

, the Grantees , do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their
heirs and assigns, the following described premises, situated in the Village of
Somerset , County of Perry and State of Ohio:

Being all of the following described Real Estate situated
in the County of Perry, in the State of Ohio, and the village of
Somerset and bounded and described as follows:

FIRST TRACT: Being situate on West Main Street in said
Village and being a part of the east half of Section 9, Township 16,
Range 16, beginning at a post on the side of State Road about 12
poles from the west line of said half section and 11 feet east of
the ^{northeast} corner of a tract heretofore owned by Magdalena Miller; thence
running south 41 poles; thence east 11.43 poles; thence north 31
poles; thence east 3.25 poles; thence north 40 west 24 poles to a
post on the side of the State Road; and thence by a right line
to place of beginning containing 3 acres, 1 rood, and 37 poles, more
or less, but excepting from the above tract, one acre more or less,
heretofore conveyed by Celia Wagner to James McQuaid.

SECOND TRACT: Being a part of the Southeast quarter of
Section 9, Township 16, Range 16, and being a part off of the nine
acre tract of land sold by Abraham Leavitt and wife to William Kline,
by deed dated March 23, 1867 and recorded in Book 10, Page 282 in
record of Deed, Perry County, Ohio, and more fully described as
follows: Beginning at the north west corner of the said nine acre

tract, and running south along the side of said tract, 497 feet, more or less, to south line of said nine acre tract; thence east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing $1\frac{1}{2}$ acres, more or less.

Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to described and convey all property conveyed to Emma M. Spring, recorded in Vol. 148, Page 235 and by Certificate for Transfer Vol. 189, Page 787 of the Deed Records of Perry County, Ohio.

This conveyance is subject, however to all legal roads and highways and to a pipe line right of way heretofore granted to Ludowici Celadon.

TRANSFERRED
DATE.....7-10-72.
SEC. 319.54.....\$ 70.
SEC. 319.202 COMPLIED
WITH AMT.....\$ 4,000.00.
DELMER D. HOOPS
AUDITOR PERRY CO. OHIO
BY.....MM.....

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

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And , Emma E, Spring
the said Grantor , do for herself and her heirs, executors and administrators, covenant with the said Grantees , their heirs and assigns, that at and until the ensealing of these presents, she is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

except taxes for the year 1972 payable in 1973 which Grantees assume and agree to pay as a part of the consideration.

and that they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Emma M. Spring, unmarried

do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, ~~all their right and interest in the above described premises.~~

In Witness Whereof, I have hereunto set my hand, the first day of July, in the year of our Lord one thousand nine hundred and seventy-two

Signed and acknowledged in presence of

Monica Hitchens

G. E. Walser

Emma M. Spring
Emma M. Spring

State of Ohio, }
Perry County, } ss.

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

Seal

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, at Somerset, Ohio.

this First

day of July

A. D. 1972

Notary Public

My Commission has no expiration date.

RECEIVED FOR RECORD
At 2:25 o'clock P. M.

JUL 10 1972
RECORDED July 10 1972
IN VOL 210 PAGE 819
Record for James D. O'Hare
Perry County, Ohio
Fee \$4.00

This instrument prepared by G. E. Walser, Attorney, Somerset, Ohio

Certificate for Transfer of Real Estate

34432✓

Revised Code, Sec. 2113.61

Probate Court, Perry County, Ohio

In the Matter of
THE ESTATE OF

CHARLES A. SPRING

Deceased

No. 24009

Certificate for Transfer of Real Estate

To the Recorder of Perry County, Greeting:

I hereby certify that the records of this Court show that

Charles A. Spring, a resident of
the Village of Somerset in said County, died testate on the
(testate or intestate)

22nd day of May, 1966, (1)

No administration is being had on this estate, but all just debts and funeral
expenses have been paid by Emma M. Spring, surviving spouse of said deceased.

and that on the day of, 19, (2)

appointed by this Court, (3)

of the estate of said decedent; that said estate is
being administered under No. 24009 and a memorandum record of said
estate can be found in Administration Docket No., Page
of the Records of the Probate Court of County, OhioThat said decedent died seized of the following described parcels of real estate
situated in your County:— BEING THE UNDIVIDED ONE HALF of the followingdescribed Real Estate situated in the County of Perry, in the State of Ohio,
and the Village of Somerset and bounded and described as follows:

FIRST TRACT: Being situate on West Main Street in said Village and
being a part of the east half of Section 9, Township 16, Range 16, beginning
at a post on the side of State Road about 12 poles from the west line of said
half section and 11 feet east of the northeast corner of a tract heretofore
owned by Magdalena Miller; thence running south 41 poles; thence east 11.43
poles; thence north 31 poles, thence east 3.25 poles; thence north 4° west,
24 poles to a post on the side of the State Road; and thence by a right line
to place of beginning containing 3 acres, 1 rood, and 37 poles, more or less,
but excepting from the above tract, one acre more or less, heretofore convey-
ed by Celia Wagner to James McQuaid.

SECOND TRACT: Being a part of the Southeast quarter of, Section 9,

1. If testate, "that last will and testament was filed in the Probate Court of County, Ohio, on 19, admitted to probate on 19, and recorded in Vol. of the Record of Wills in said County."
2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal property and transfer of real estate to the persons entitled thereto, and" and cross out lines relative to record, or if under last paragraph of Sec. 2113.61 write in pertinent facts.
3. "Administrator," "Executor" or "Commissioner to execute Instruments of conveyance."

Township 16, Range 16, and being a part off of the nine acre tract of land sold by Abraham Leavitt and wife to William Kline, by deed dated March 23, 1867 and recorded in Book 10, Page 282 in record of Deed, Perry County, Ohio, and more fully described as follows: Beginning at the north west corner of the said nine acre tract, and running south along the side of said tract, 497 feet, more or less, to south line of said nine acre tract; thence east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing 1½ acres, more or less.

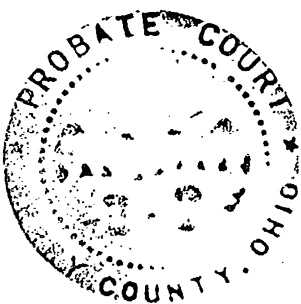
Also, a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to described and convey all property conveyed to Charles A. Spring and Emma M. Spring, recorded in Vol. 148, Page 235 of the Deed Records of Perry County, Ohio.

This conveyance is subject, however to all legal roads and highways and to a pipe line right of way heretofore granted to Ludowici Celadon.

THAT THE NAMES OF DEVISEES AND THE INTERESTS TO THEM PASSING, ARE AS FOLLOWS:

Emma M. Spring, Somerset, Ohio surviving spouse all
It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Perry County, in the deed records of said County,

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 9th day of May, 1967.



Sub 70
Transferred May 9 1967
Delmer D. Hoops
Perry County Auditor
By Wm.

Daniel C. Jenkins
Probate Judge
BY: Earl H. Hight
Deputy Clerk

RECEIVED FOR RECORD
At 3:40 o'clock ... P. M.

MAY 9 - 1967
RECORDED May 9 1967
IN VOL ... 182 ... PAGE ... 787
Recorder James D. O'Hare
Perry County, Ohio
Fee \$2.00

mentioned.

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

seal

ROBERT G. TAGUE, Notary Public State of Ohio

Received November 5, 1947 at 11:20 AM
Recorded November 7, 1947 Fee \$1.15
Transferred November 5, 1947

Paul Gordon
PAUL GORDON, COUNTY RECORDER

Reg. No. 22254

THOMAS W. REAM, ET UX

WARRANTY DEED

TO : KNOW ALL MEN BY THESE PRESENTS: That Thomas W. Ream and Ethel Ream his wife of the
CHARLES A. SPRING, ET UX : village of Somerset, County of Perry and State of Ohio in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to them paid by Charles A. Spring and Emma M. Spring, his wife of the village of Somerset, County of Perry and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said Charles A. Spring and Emma M. Spring their heirs and assigns forever, the following REAL ESTATE, situated in the County of Perry in the State of Ohio and in the village of Somerset and bounded and described as follows:

First Tract:- Being situate on West Main Street in said Village and being a part of the east half of section Nine (9), T. 16, R. 16, beginning at a post on the side of State Road about 12 poles from the west line of said half section and 11 feet east of the northeast corner of a tract heretofore owned by Magdalena Miller; thence running south 41 poles; thence east 11.43 poles; thence north 31 poles; thence east 3.25 poles; thence north 4 degrees west, 24 poles to a post on the side of the State Road; and thence by a right line to place of beginning containing 3 acres, 1 rood, and 37 poles, more or less, but excepting from the above tract, one acre more or less, heretofore conveyed by Celia Wagner to James McQuaid. The intention herein being to describe and convey the same real estate which was conveyed to Mary A. Litzinger by Celia Wagner by deed dated March 17, 1898, and recorded in Book 51, Page 495 of the Deed Records of said Perry County, Ohio.

Second Tract:- Being a part of the South-east quarter of Section No. 9, Township No. 16, Range No. 16, and being a part off of the nine acre tract of land sold by Abraham Leavitt and wife to William Kline, by Deed dated March 23, 1867, and recorded in Book No. 10, page 282 in record of Deeds, Perry County, Ohio, and more fully described as follows: Beginning at the north-west corner of the said nine acre tract, and running South along the side of said tract, 497 feet, more or less, to South line of said nine acre tract; thence running east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing one and one-half ($1\frac{1}{2}$) acres, more or less.

Also, a small tract or parcel of land lying on the West side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid, the intention herein being to describe and convey all of the real estate to Walter B. Kullman and wife by Amanda May and Gilbert May her husband by Deed dated Jan. 27, 1919, and recorded in Record of Deeds of Perry County, Ohio, in Vol. 95, Page 323.

The entire tract hereinbefore described and sought to be conveyed being the same premises which were conveyed to Thomas W. Ream by Bert May and Gertrude May his wife by Warranty Deed dated April 4, 1944 and recorded in Vol. 140 at Page 130 of the Deed Records of Perry County, Ohio.

The within grant is subject, however to all legal roads and highways, and to a pipe line right of way heretofore granted to Ludowici-Celadon by this grantor.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Charles A. Spring and Emma M. Spring their heirs and assigns forever.

And the said Thomas W. Ream and Ethel Ream for themselves and their heirs, do hereby covenant with the said Charles A. Spring and Emma M. Spring their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; EXCEPTING taxes, of which said

taxes, the grantors agree to pay those due and payable in December of 1947, the grantees herein assuming and agreeing to pay all subsequent taxes as a part of the consideration herein.

and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said Charles A. Spring and Emma M. Spring their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Thomas W. Ream and Ethel Ream his wife as aforesaid who hereby releases all her right of dower in the premises, have hereunto set their hand, this 5th day of November, 1947.

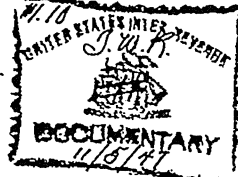
Signed and acknowledged in presence of

R. M. ALSPACH

FAYE BAKER

THOMAS W. REAM
(Thomas W. Ream)

ETHEL REAM
(Ethel Ream)



THE STATE OF OHIO, PERRY COUNTY, SS.

BE IT REMEMBERED, That on this 5th day of November, 1947, before me the subscriber, a Notary Public in and for said County, personally came the above named Thomas W. Ream and Ethel Ream his wife the Grantors in the foregoing Deed, 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 hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

seal

R. M. ALSPACH, Notary Public, For The State Of Ohio
R. M. ALSPACH, My Commission Expires July 8, 1949

Received November 5, 1947 at 2:15 PM
Recorded November 8, 1947 Fee \$1.30
Transferred November 5, 1947

Paul Gordon
PAUL GORDON, COUNTY RECORDER

Reg. No. 22255

ELIZABETH SHERLOCK, DEC'D

CERTIFICATE FOR TRANSFER OF REAL ESTATE

TO : In the Matter of THE ESTATE OF Probate Court, Perry County, Ohio
CATHERINE SHERLOCK : Elizabeth Sherlock, Deceased. No. 20,089. Certificate for Transfer of Real Estate

TO THE RECORDER OF PERRY COUNTY, GREETING:

I hereby certify that the records of this Court show that Elizabeth Sherlock, a resident of New Lexington in said County, died testate on the 19th day of March, 1944, that her last Will and Testament was duly filed in the Probate Court of Perry County, Ohio, and admitted to probate and record and is recorded in Volume 15 page ____ of the Record of Wills of said County.

and that on the 31st day of October, 1947, John Sherlock was appointed by this Court, Executor of the estate of said decedent; that said estate is being administered under No. 20,089 and a memorandum record of said estate can be found in Administration Docket No. 8, Page 170, of the Records of the Probate Court of Perry County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:-

Situated in the County of Perry, in the State of Ohio and in the Village of New Lexington, to wit: Being the undivided half interest in the following real estate, to wit:- Being lot numbered Twelve Hundred and Four (1204) in Elvira S. Ward's Addition to said Village as the same appears on the plat thereof in Plat Book 3, page 140, of the Record of Town Plats of said County.

Also situated in the County of Perry, in the State of Ohio and in the Township of Clayton, to wit* Being the undivided half interest in and to the following described real estate, to wit: Being all the coal of every variety in, on and under the following real estate to wit: A part of the southeast quarter of section 35, Township 16, Range 15, beginning at a corner stone near the center of the road and on the section line at the southeast corner of the west half of the southeast quarter of said section 35; thence west on the section line to the corner of a piece of land heretofore conveyed by Robert Adams; thence north on the line between Robert Adams and Bridget Sherlock to a line and corner; thence east on the line between Adams and Sherlock to the center of the road; thence south along the center of the road to the place of beginning, but excepting therefrom one acre in the southeast corner thereof conveyed by Robert Adams to Joseph Adams, described as follows:

ry and State of Ohio, ...
Being the undivided half of Lot Number Five(5) of Showers and May's Addition to the village
of Crooksville, as the same appears on the recorded plat thereof in the office of the Recorder
of said County.

FLOYD F. FLANLERS

Sworn to before me, and signed in my presence this 31st day of March, 1944.

Aura Van Schoyok, Notary Public, Franklin Co. Ohio. My com ex Nov. 18, 1945

AURA VAN SCHOYOK
SEAL

Received for record April 21, 1944

At 10:19 o'clock A.M.

Recorded May 2, 1944 Fee \$.75

Transferred April 21, 1944

Nina M. Holden
NINA M. HOLDEN, COUNTY RECORDER

WARRANTY DEED

REG. NO. 5893

BERT MAY, ET. UX. ✓

TO

THOMAS W. REAM ✓

KNOW ALL MEN BY THESE PRESENTS: That Bert May and Gertrude May, husband
and wife, respectively, of each other of the village of Somerset, County of
Perry and State of Ohio in consideration of the sum of ONE DOLLAR (\$1.00) and

other good and valuable considerations to them paid by Thomas W. Ream of the village of Somerset,
County of Perry and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT,
BARGAIN, SELL AND CONVEY to the said Thomas W. Ream his heirs and assigns forever, the following
REAL ESTATE, situated in the County of Perry in the State of Ohio and in the Village of Somerset
and bounded and described as follows:

First Tract-Being situate on West Main Street in said Village and being a part of the east
half of section Nine(9), T.16, R. 16, beginning at a post on the side of State Road about 12
poles from the west line of said half section and 11 feet east of the northeast corner of a
tract heretofore owned by Magdalena Miller; thence running south 41 poles; thence east 11.43
poles; thence north 31 poles; thence east 3.25 poles; thence north 4 degrees west, 24 poles to
a post on the side of the State Road; and thence by a right line to place of beginning containing
3 acres, 1 rood, and 37 poles, more or less, but excepting from the above tract, one acre, more
or less, heretofore conveyed by Cecil Wagner to James McQUAID. The intention herein being to de-
scribe and convey the same real estate which was conveyed to Mary A. Litzinger by Cecil Wagner in
deed dated March 17, 1898, and recorded in Book 51, Page 495 of the Deed Records of said Perry

County, Ohio.
Second Tract- Being a part of the South-east quarter of Section No. 9, Township No. 16, Range No. 16, and being a part off of the nine acre tract of land sold by Abraham Levitt and wife to William Kline, by Deed dated March 23, 1867, and recorded in Book No. 10, page 282 in record of Deeds, Perry County, Ohio, and more fully described as follows; Beginning at the north-west corner of the said nine acre tract, and running South along the side of said tract, 497 feet, more or less, to the South line of said nine acre tract; thence running east 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting, thence West 135 feet, to the place of beginning, containing one and one-half (1½) acres, more or less.

Also a small tract or parcel of land lying on the west side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the west side as aforesaid, the intention herein being to describe and convey all of the real estate conveyed to Walter B. Kullman and wife by Amanda May and Gilbert May her husband by Deed dated, Jan. 27, 1919, and recorded in Record of Deeds of Perry County, Ohio, in Vol. 95, Page 323.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Thomas W. Ream his heirs and assigns forever.

And the said Bert May and Gertrude May for themselves and their heirs, do hereby covenant with the said Thomas W. Ream his heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; Saving and excepting taxes for the year 1943- last half, due in June, 1944, which said tax so due the grantors agree to pay, the grantee assuming and agreeing to pay all subsequent taxes. and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said Thomas W. Ream his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Bert May and Gertrude May, husband and wife as aforesaid, who hereby release all their right of dower in the premises, have hereunto set their hands, this 4th day of April, 1944.

signed and acknowledged in presence of

GEORGE BORGEIAN
R.M. ALSPACH

BERT MAY
GERTRUDE MAY

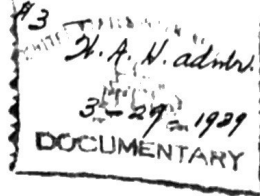
THE STATE OF OHIO)
PERRY COUNTY) SS. BE IT REMEMBERED, That on this 4th day of April, 1944, before me, the subscriber, a Notary Public in and for said County, personally came the above named Bert May and Gertrude May, husband and wife, respectively, of each other the Grantors in the foregoing Deed, and 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 hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.
R.M. ALSPACH R.M. Alspach, Notary Public For The
My commission expires July 8, 1946 SEAL State of Ohio

Received for record April 21, 1944
At 2:32 o'clock P.M.
Recorded May 4, 1944 Fee \$1.00 ✓
Transferred April 21, 1944

Wm. M. Holden
Wm. M. HOLDEN, COUNTY RECORDER

SEAL
Received for Record April 6th 1939
10:50 o'clock A. M.
Recorded April 7th 1939. Fee \$1.50
Transferred April 6th 1939.



Notary Public.

Fauline Smith

RECORDER.

REG. NO. 32719

WALTER B. & HELEN KULLMAN

TO

BERT & GERTRUDE MAY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Walter B. Kullman and Helen Kullman his wife of the Village of Somerset, County of Perry and State of Ohio in consideration of the sum of ONE DOLLAR**(\$1.00)****and other good and valuable considerations to them paid by Bert May and Gertrude May his wife of the Village of Somerset, County of Perry and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said Bert May and Gertrude May their heirs and assigns forever, the following REAL ESTATE, situated in the County of Perry in the State of Ohio and in the Village of Somerset and bounded and described as follows:

Being a part of the South-east quarter of Section No. 9, Township No. 16, Range No. 16, and being a part off of the nine acre tract of land sold by Abraham Levitt and wife to William Kline, by Deed dated March 23, 1867, and recorded in Book No. 10. page 282 in record of Deeds, Perry County, Ohio, and more fully described as follows: Beginning at the North-west corner of the said nine acre tract, and running South along the line of said tract, 497 feet, more or less, to South line of said nine acre tract; thence running East 286 feet; thence North along the creek, on its east side, 497 feet, to the North line, at a point 135 feet from the place of starting; thence West 135 feet, to the place of beginning, containing one and one-half (1½) acres, more or less.

And also, a small tract or parcel of land lying on the West side of the creek herein named, it being all the land belonging to the said nine acre tract that was owned by Amanda May, lying on the West side as aforesaid.

The intention herein being to describe and convey all of the real estate conveyed to the grantors herein by Amanda May and Gilbert May her husband by Deed dated Jan. 27, 1919, and recorded in Record of Deeds of Perry County,

Ohio in Vol. 95, Page 323. - - -

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Bert May and Gertrude May their heirs and assigns forever.

And the said Walter B. Kullman and Helen Kullman for themselves and their heirs, do hereby covenant with the said Bert May and Gertrude May their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except the taxes due in June of 1939 which Grantee assumes and agrees to pay as a part of the consideration herein.

and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said Bert May and Gertrude May their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Walter B. Kullman and Helen Kullman who hereby release her right of dower in the premises, have hereunto set their hand, this 5th. day of April, 1939.

Walter B. Kullman

Helen Kullman

Signed and acknowledged

in presence of

Joseph J. Kullman

R. M. Alspach

THE STATE OF Ohio, Perry COUNTY, ss.

BE IT REMEMBERED, That on this 5th. day of April, 1939, before me the subscriber, a Notary Public in and for said County, personally came the above named Walter B. Kullman and Helen Kullman his wife the Grantors in the foregoing Deed, 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 hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

SEAL

R. M. ALSPACH

R. M. Alspach

Notary Public, Perry County, Ohio.
My Commission Expires July 6, 1940.

Received for Record April 6th 1939 @

2:45 o'clock P. M.

Recorded April 8th 1939. Fee \$1.15

Transferred April 6th 1939.



Pauline Smith
RECORDER.

REG. NO. 32720 ✓

ROLLAND & OPAL HAMMER

TO ✓

VAUGHN O. HAMMER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Rolland Hammer and Opal Hammer his wife of the Village of Somerset, County of Perry and State of Ohio in consideration of the sum of *****ONE DOLLAR***** (\$1.00) and other good and valuable considerations to them paid by Vaughn O. Hammer of the Village of Mt. Perry, County of Perry and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said Vaughn O. Hammer, his heirs and assigns forever, the following

Res. No. 8848
MARY A. LITZINGER

TO
BERT & GERTRUDE MAY

:KNOW ALL MEN BY THESE PRESENTS: That Mary A. Litzinger, widow of
:Somerset, Ohio, Grantor, in consideration of One Dollar and other good
:and valuable considerations, to her paid by Bert May and Gertrude May,
:husband and wife, respectively, of the village aforesaid; the receipt
:whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to the said Bert May and Gertrude May, their heirs and assigns forever; the following
real estate, situate in the village of Somerset, Perry County, Ohio, and further described
as follows:-

Being situate on west Main Street in said Village and being a part of the east half of
section nine, (9) T. 16, R. 16., beginning at a post on the side of the State road about 12
poles from the west line of said half section and 11 feet east of the northeast corner of a
tract heretofore owned by Magdalena Miller; thence running south 41 poles; thence east 11.43
poles; thence north 31 poles; thence east 3.25 poles; thence north 4 degrees west, 24 poles to
a post on the side of the State Road; thence by a right line to place of beginning containing
3 acres, 1 rod and 37 poles, more or less, but Excepting from the above tract, one acre more
or less, heretofore conveyed by Celia Wagner to James McQuaid. The intention herein being
to describe and convey the same real estate which was conveyed to said Mary A. Litzinger by
Celia Wagner by deed dated March 17-1898 and recorded in Book 51, page 495 of the Deed records
of said Perry County, Ohio.

and all the Estate, Title and Interest of the said Mary A. Litzinger either in law or equity,
of, in and to the said premises; Together with all the privileges and appurtenances to the same
belonging, and all the rents, issues and profits thereof;
TO HAVE AND TO HOLD the same to the only proper use of the said Bert May and Gertrude May,
their heirs and assigns forever.

And the said Mary A. Litzinger for herself and her heirs, executors, and administrators,
does hereby Covenant with the said Bert May and Gertrude May, their heirs and assigns that she
is the true and lawful owner of the said premises and has full power to convey the same; and
that the title so conveyed is Clear, Free and Unincumbered; and further, that she does Warrant
and Will Defend the same against all claim or claims, of all persons whomsoever; except any
street assessment now or hereafter levied against said premises which grantees are to assume
and pay as part consideration herein.

In witness whereof, the said Mary A. Litzinger, widow has hereunto set her hand this
19th day of March, in the year of our Lord one thousand nine hundred and twenty-eight (1928)
Signed and acknowledged in presence of:

Philip Goehner
E. P. Walser

Mrs. Mary A. Litzinger

STATE OF OHIO COUNTY OF PERRY SS:

BE IT REMEMBERED, That on this 19th day of March in the year of our Lord one thousand
nine hundred and twenty-eight before me, a-Notary the subscriber, a Notary Public in and for
said county, personally came Mary A. Litzinger, widow, the grantor in the foregoing Deed, and
acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on
the day and year last aforesaid.
E. P. Walser, Notary Public, Seal.

Received for Record March 21, 1928 @ 3:45 P. M.
Recorded March 26, 1928 Fee 90¢

Edw. J. Miller
RECORDER.

201800002318
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
06-08-2018 AT 09:01 am.
RELEASE-MTG 32.00
OR Book 444 Page 2457 - 2457

Recording Requested By: WELLS FARGO BANK, N.A.
When Recorded Return To: LIEN RELEASE DEPT, WELLS FARGO BANK, N.A. MAC E0501-022
P.O. BOX 1992, SAN BERNARDINO, CA 92402

CERTIFICATE OF RELEASE

WFHM - CLIENT 708 #:0260096862 "CUMMINGS" Lender ID:0F1002/0260096862 Perry, Ohio
KNOW ALL MEN BY THESE PRESENTS that Wells Fargo Bank, N.A. holder of a certain Mortgage, to
secure the payment of \$62,863.32 whose parties, dates and recording information are below, does
hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does
hereby cancel and discharge said Mortgage.

Original Mortgagor: CATHIE A CUMMINGS AND TIMOTHY A NORVIEL
Original Mortgagee: WELLS FARGO BANK, N.A.
Dated: 02/24/2009 Recorded: 03/16/2009 in Book/Reel/Liber: 359 Page/Folio: 2017 as Instrument
No.: 200900000956, in the County of Perry State of Ohio

Property Address: 401 W MAIN ST, SOMERSET, OH 43783

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the
foregoing instrument.

Wells Fargo Bank, N.A.
On May 30th, 2018

201800002318
WELLS FARGO
P O BOX 1992
SAN BERNARDINO CA 92402

By: *Charlotte M. Walker*
CHARLOTTE M. WALKER, Vice President Loan
Documentation

STATE OF California
COUNTY OF San Bernardino

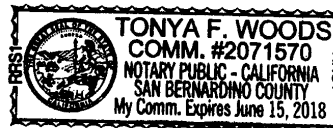
On May 30th, 2018 before me, TONYA F. WOODS, Notary Public, personally appeared CHARLOTTE
M. WALKER, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal,

Tonya F. Woods
TONYA F. WOODS

Notary Expires: 06/15/2018 #2071570



(This area for notarial seal)

Prepared By: Charlotte M. Walker, WELLS FARGO BANK, N.A. E0501-022, 1003 E BRIER DR,
SAN BERNARDINO, CA 92408 800-572-3358

Reg. No. 18673

THOMAS W. REAM

TO
LUDOWICI-CELADON CO.

RIGHT OF WAY

FOR AND IN CONSIDERATION OF One and no/100 Dollars to him in hand paid, receipt of which is hereby acknowledged, and the further consideration of 25 cents per lineal rod, to be paid on or before the laying of said pipe line, Thomas W. Ream (hereinafter called the Grantor) does hereby grant to LUDOWICI-CELADON CO. (hereinafter called the Company,) its successors and assigns, the right to lay a pipe line, and maintain, operate, repair, replace and remove the same over and through his lands situate in Corporation of Somerset, Reading Township, Perry County and State of Ohio, and bounded and described as follows:

On the North by Somerset - Rushville Road (State Route #22)

On the East by lands of Albert Dittos & Frank Arnold

On the South by lands of Frank Arnold

On the West by lands of Monica Hickins

with the right of ingress and egress to and from the same; the said Grantor to fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said Company. Said pipe to be buried so as not to interfere with the cultivation of the land, and said Company to pay any damage which may arise to crops and fences from the laying, maintaining and operating said pipe line, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantor his heirs or assigns, one by the Company, its successors or assigns, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive.

It is understood and agreed that the grantor is to be paid twenty-five cents per rod for all lines laid excepting those transporting and gathering gas from the lands hereinabove described.

The above property is that transferred from Bert May and wife to Thos. W. Ream and recorded on May 4, 1944 in Record of Deeds Volume 140, Page #130 Perry County recorders office.

IN WITNESS WHEREOF, The parties hereto have set their hands this 13th day of February A.D. 1947.

Signed and acknowledged in presence of

THOMAS W. REAM, (Seal)

FRANK M. QUINN

FOREST WANAMAKER

THE STATE OF OHIO, PERRY COUNTY, SS:

Personally appeared before me, a Notary Public in and for said State - Thomas W. Ream who did acknowledge the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of February, 1947.

R. M. ALSPACH, Notary Public, For the State of Ohio (Seal)
My commission expires July 8, 1949

seal

Received March 1, 1947 at 9:46 AM
Recorded March 3, 1947 Fee \$1.00

Paul Gordon
PAUL GORDON, COUNTY RECORDER

Reg. No. 18674

LAWRENCE & LAURA LOVE

TO

LUDOWICI-CELADON CO.

RIGHT OF WAY

FOR AND IN CONSIDERATION OF One and no/100 dollars to them in hand paid, receipt of which is hereby acknowledged, and the further consideration of 25 cents per lineal rod, to be paid on or before the laying of said pipe line, Lawrence Love and Laura Love (hereinafter called the Grantors) do hereby grant to LUDOWICI-CELADON CO. (Hereinafter called the Company,) its successors and assigns, the right to lay a pipe line, and maintain, operate, repair, replace and remove the same over and through their lands situate in village of Somerset, Reading Township, Perry County, and State of Ohio, and bounded and described as follows:

On the North by lands of : Being Out lot #73, These being the premises conveyed by Bertha Kline a widow to Lawrence

On the East by lands of : Love and Laura Love by deed dated Nov. 13, 1945 and recorded in Perry County Record of

On the South by lands of : Deeds, Volume 142, Page 29.

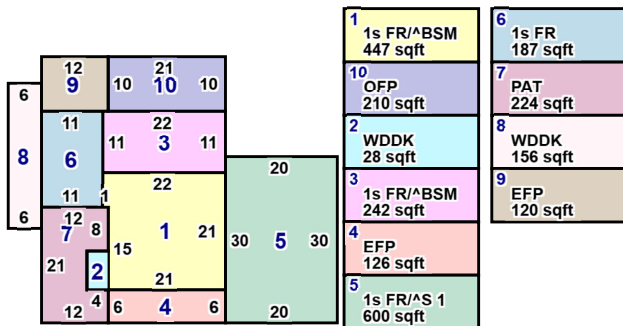
On the West by lands of :

Map #: 00050023200



9/9/2026

LEGAL



VALUATION

SPECIAL ASSESSMENTS

IMPROVEMENTS

DATE	BUYER	SELLER	PRICE	VALIDITY
9/22/2003	CUMMINGS CATHIE A	STARKEY RICHARD D	\$45,000.00	True
2/9/1998	STARKEY RICHARD D		\$0.00	True
10/30/2023	CUMMINGS CATHIE A & NORVIEL TIMOTHY A W&H WROS	CUMMINGS CATHIE A	\$0.00	False
1/28/2025	NORVIEL TIMOTHY A	CUMMINGS CATHIE A & NORVIEL TIMOTHY A W&H WROS	\$0.00	False

Building	BUILT 1950	Baths (Full / Half)	1 / 1
Sq Ft	1,476	Rooms (Bedroom/Total)	2 / 7
Basement (Finished/Total)	0 sqft / 345 sqft	Stories	1
Air Conditioned	0 sqft	Unheated	0 sqft
External Wall		Fireplaces	0