





Jackson

(Reverse of Form 12.1)

Instrument Book Page  
201700001155 OR 124 69

CASE NO. 2015-ES-0018

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

Set forth on Exhibit A, attached

201700001155  
Filed for Record in  
JACKSON COUNTY, OHIO  
ROSE WALTERS, RECORDER  
04-18-2017 At 04:17 pm.  
CERTIFICATE 76.00  
OR Book 124 Page 68 - 75

201700001155  
WILLIAM C MARTIN  
PICK UP

Prior Instrument Reference: OR 110 page 906 & Deed Book 263 page 727, JCR

Parcel No: H12-004-00-049-00 & H12-004-00-050-00

This instrument was prepared by William C. Martin, Attorney at Law

### ISSUANCE

This Certificate of Transfer is issued this 13<sup>th</sup> day of April, 2017

Probate Judge

Stephen Michael

### AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 5 issued on April 13, 2017 and kept by me as custodian of the official records of this Court.

Date

April 13, 2017

Probate Judge

Stephen Michael

By

Deputy Clerk



EXHIBIT A

Situated in the Township of Lick, County of Jackson, and State of Ohio as follows:

Being part of Scioto Salt Reserve Lots 40, 56 and 57 designated Parcel OH K000-108 on a plat of survey made by W. Royce Horton, Registered Surveyor No. 5465, dated February 1982, bounded and described according to the plat, as follows:

Commencing at the Northwest corner of Scioto Salt Reserve (SSR) Lot 57, and being a common corner to SSR Lots 40, 41 and 56;

thence South  $03^{\circ} 43'$  West 288.91 feet along the West line of SSR Lot 57 and crossing S.R. 788 to an iron pin in the South line thereof and the point of beginning of the tract of land to be described;

thence, North  $47^{\circ} 45'$  East, 76.47 feet along the South line of S.R. 788 to an iron pin;

thence, North  $67^{\circ} 51'$  East 515.50 feet, continuing along the South line of S.R. 788 to an iron pin set at the intersection of the North line of SSR Lot 57;

thence South  $85^{\circ} 16'$  East, 118.20 feet along the SSR Lot line to an iron pin on the West side of Sugar Creek;

thence South  $21^{\circ} 52'$  East, 183.50 feet to an iron pin in the North line of a B. & O. S. W. Railroad switch, the point being 15 feet North of the centerline of the switch at the West backwall of a small bridge;

thence North  $71^{\circ} 08'$  East 409.80 feet along the North line of the railroad switch to an iron pin in the SSR line dividing Lots 40 and 57;

thence continuing North  $71^{\circ} 08'$  East, 90.36 feet to an iron pin;

thence South  $18^{\circ} 52'$  East, 30.00 feet to a point in the South line of the railroad switch;

thence South  $71^{\circ} 08'$  West, 21.67 feet to a point in the SSR line common to Lots 40 and 57;

thence South  $85^{\circ} 16'$  East, 209.89 feet along the SSR Lot line to an iron pin;

thence South  $04^{\circ} 42'$  West, 665.86 feet along an existing fenceline to a post at the Northeast corner of the Fairmont Cemetery;



thence North 87° 00' West, 863.00 feet along an existing fenceline on the North side of the cemetery to a previously set iron pin;  
thence North 86° 58' West, 181.00 feet to a previously set iron pin;  
thence South 01° 19' East, 141.00 feet to a post in the North line of Poplar Avenue in the aforementioned cemetery;  
thence North 86° 22' West, 334.00 feet along the North line of Poplar Avenue in the aforementioned cemetery to a stone marker at the Southeast corner of Cemetery Lot No. 434, the same also being in the West line of SSR Lot 57;  
thence North 03° 43' East, 321.34 feet and following the SSR Lot line to a point in the South line of a B. & O. S. W. retired railroad switchbed;  
thence passing into SSR Lot 56 and following the South line of the switchbed, the next seven courses and distances:  
South 70° 28 ' West, 301.63 feet to a point;  
South 65° 19 ' West, 197.60 feet to a point;  
South 59° 29 ' West, 197.48 feet to a point;  
South 53° 45 ' West, 197.31 feet to a point;  
South 47° 09 ' West, 197.36 feet to a point;  
South 41° 39 ' West, 197.88 feet to a point;  
South 37° 00 ' West, 471.09 feet to a point;  
thence North 53° 00' West, 50.00 feet to a North side of the switch;  
thence following the North side of the switch, the next six courses and distances:  
thence North 37° 00' East, 473.31 feet;  
thence North 41° 39' East, 202.12 feet;  
thence North 47° 09' East, 202.64 feet;  
thence North 53° 45' East, 202.69 feet;  
thence North 59° 29' East, 202.52 feet;  
thence North 65° 19' East, 179.77 feet;  
thence North 26° 45' West, 49.50 feet to an iron pin in the South right-of-way line of S.R. 788;  
thence following S.R. 788, the next two courses and distances:  
thence North 57° 09' East, 114.76 feet;  
thence North 54° 09' East, 326.30 feet to the point of beginning of the tract of land herein described.  
CONTAINING 1,742 square feet, more or less, or 0.04 acre in SSR Lot 40,  
882,090 square feet or 20.25 acres in SSR Lot 57, 127,318 square feet or 2.92



acres, more or less, in SSR Lot 56, total 1,011,027 square feet or 23.21 acres, more or less.

**EXCEPTING** THEREOUT and therefrom, a parcel of land containing 2.232 acres, more or less, which has been conveyed or is about to be conveyed to the State of Ohio, Department of Transportation.

**RESERVING** unto Grantor permanent and perpetual easements in gross, freely alienable and assignable by the Grantor for all existing wire and pipe facilities or occupations whether or not covered by license or agreement between Grantor and other parties, of record or not of record, that in any way encumber or affect the premises conveyed herein, and all rentals, fees and considerations resulting from such occupations, agreements and licenses and from the assignment or conveyance of such easements.

**SUBJECT**, however, to the state of facts disclosed by the survey herein above mentioned.

**GRANTEE ACKNOWLEDGES AND AGREES THAT:**

(1) Grantee will assume all obligations with respect to ownership, maintenance, repair, renewal or removal of the drainage structures, culverts and bridges located on, over or under the premises conveyed herein that may be imposed after the date of this Deed by any governmental agency having jurisdictions thereover; and

(2) Should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor.

**EXCEPT FOR** the following described exception:

A tract of land located in a part of SSR Lot 57, T-07-N, R-18-W, Lick Township, Jackson County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin set where the North line of SSR Lot 57 is intersected by the South right-of-way of S.R. 788 and being the



POINT OF BEGINNING of the tract of land to be described and conveyed:

thence, departing the North SSR line, S-25°36'55"-E, a distance of 192.22 feet to an iron pin set;

thence, S-69°00'49"-E, a distance of 172.56 feet to an iron pin set;

thence, S-02°26'21"-W, a distance of 195.01 feet to an iron pin set;

thence N-81°46'25"-W, a distance of 232.32 feet to an iron pin set;

thence N-14°18'06"-W, a distance of 373.53 feet to an iron pin set in the South right-of-way of S.R. 788;

thence, along the South right-of-way N-68°03'33"-E, a distance of 93.02 feet to the point of beginning of the tract of land to be described and conveyed containing 1.747 acres more or less and subject to all easements and legal rights-of-way of record.

The grantor also reserves a 50 foot easement bounded and described as follows:

Beginning at an iron pin set where the North line of SSR Lot 57 is intersected by the South right-of-way of S.R. 788 and being the POINT OF BEGINNING of the easement.

thence, departing the SSR Lot line S-25°36'55"-E, a distance of 192.22 feet to an iron pin set;

thence S-69°00'49"-E, a distance of 172.56 feet to an iron pin set;

thence, S-02°26'21"-W, a distance of 50.00 feet to a point;

thence, N-69°00'49"-W, a distance of 210.96 feet to a point;

thence, N-25°36'55"-W, a distance of 211.65 feet to a point in the South right-of-way of S.R. 788;

thence, along the South right-of-way N-68°03'33"-E, a distance of 50.00 feet to the POINT OF BEGINNING of the easement to be reserved;

All iron pins set are ½ inch in diameter by 30 inches in length with id. caps.

All courses are corrected magnetic and are for angular purposes only.



This description was prepared from the results of an actual survey made July 1995 by Ohio Mining Consultants, 240 E. Huron St., Jackson, Ohio 45640, W. Royce Horton P.S. 5465.

**EXCEPTING** the following described real property:

Being a part of Scioto Salt Reserve Lot Number 57, T-7-N, R-18-W, Lick Township and part of Scioto Salt Reserve Lot Number 57 that is in the City of Jackson, Jackson County, Ohio and being a part of Volume 313 at Page 980 of the Deed Records of the Jackson County Recorder's Office and being a part of Parcel Number H12-004-00-050-00 and being more fully described as follows:

Beginning at a ½ inch iron pin found where the North line of Scioto Salt Reserve Lot 57, Lick Township, Jackson County, Ohio intersects the South Right-of-way of State Route 788, thence with the South Right-of-way of State Route 788, S 68°-03'-33" W, 92.95 feet to a ½ inch iron pin found and capped R. Horton 5465 and being the corner of P. Brady, Volume 300 at Page 382, the pin found being the principal place of beginning for this survey.

Thence continuing with the South Right-of-way of State Route 788, S 68°-34'-23" W, 173.79 feet to an Iron Pin set this survey and corner with J. Downey, Volume 313 at Page 980;

thence leaving the road S 14°-18'-06" E, 280.45 feet to an Iron Pin set this survey and corner with J. Downey, Volume 313 at Page 980;

thence with J. Downey, Volume 313 at Page 980, S 81°-46'-25" E, 186.69 feet to an Iron Pin set this survey and corner to P. Brady, Volume 300 at Page 382;

thence with P. Brady, Volume 300 at Page 382, N 14°-18'-06" W, 373.53 feet to a ½ inch iron pin found on the South Right-of-way of State Route 788, the pin being the principal place of beginning for this survey, the survey contains 0.898 acre in the City of Jackson in Scioto Salt Reserve Lot 57, and 0.396 acre in Scioto Salt Reserve Lot 57 in Lick Township for a total for this survey of 1.294 acres, more or less.

North is rotated to match a survey done by Ohio Mining Consultants on 07/95 for Donald Downey.



All Iron Pins set this survey are 5/8 inch x 30 inch rebar and have a plastic cap on them stamped Dale Exline PS 6722.

Surveyed on May 6, 2002 by Appalachian Professional Associates, 254 Exline Rd., Jackson, Ohio 45640, Dale A. Exline P.S. 6722.

Auditor's records show Parcel Numbers H12-004-00-049-00 having <sup>2.92</sup>~~1.16~~ acres and H12-004-00-050-00 having ~~14.547~~ acres, for a total of ~~15.707~~ acres.  
15.915 18.835

(pr)

(802 S.R.788)