

TRANSFERRED 1.50
TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 319-202 R.C. COMPLIED WITH

JUL 27 2020

AMT 236.00
TIFFANY RIDGEWAY
JACKSON COUNTY AUDITOR

202000002299
Filed for Record in
JACKSON COUNTY, OHIO
ROSE WALTERS, RECORDER
07-27-2020 At 02:40 pm.
WARRANTY DEED 50.00
OR Book 149 Page 300 - 303

202000002299
WILLIAM COLE
PICK UP

GENERAL WARRANTY DEED

Ryan S. Sharp, an unmarried man, of Vinton County, Ohio, Grantor, for valuable consideration paid, grants, with general warranty covenants, to **Rick Smith and Lora Smith**, for their joint lives, remainder to the survivor of them, Grantees, whose tax mailing address is 908 State Route 788, Wellston, Ohio 45692, the following real property:

See Legal Description attached as Exhibit A

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following:

1. All easements, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;
4. Real estate taxes and assessments not yet due and payable; and
5. Rights of tenants in possession.

Permanent Parcel Numbers: H12-004-00-050-01, H12-004-00-050-02
& H14-006-00-005-02

Prior Instrument Reference: Official Record Book 87, Page 93, Office of the Recorder, Jackson County, Ohio.

Witness his hand this 24th day of July, 2020.


Ryan S. Sharp

State of Ohio, Jackson County, SS:

On this 24th day of July, 2020, before me, a Notary Public in and for said State, personally came **Ryan S. Sharp**, an unmarried man, and acknowledged the signing thereof to be his voluntary act and deed.

Acknowledgment continued on next page.

Witness my official signature and seal on the day last above mentioned.



L Ashley B. Cole
Notary Public
In and For the State of Ohio
My Commission Expires 7/02/23

Ashley B. Cole
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires: 7/02/23

THIS INSTRUMENT PREPARED BY:

 **COLE | KIRBY**
& ASSOCIATES, LLC

WILLIAM S. COLE, Attorney at Law
227 East Main Street, Jackson, Ohio 45640

**NO TITLE EXAMINATION HAS BEEN PERFORMED BY COLE, KIRBY & ASSOCIATES, LLC IN
CONNECTION WITH THE PREPARATION OF THIS DEED.**

Exhibit A

Situated in the City of Jackson, County of Jackson and State of Ohio, to-wit:

Tract One: Being a part of Scioto Salt Reserve Lot Number 57, T-7-N, R-18-W, Lick Township and Part of Scioto Salt Reserve 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, said 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 said 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, said pin being the principal place of beginning for this survey, said survey contains 0.898 acres in the City of Jackson in Scioto Salt Reserve Lot 57 and 0.396 acres 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 7/95 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 06, 2002, by Appalachian Professional Associates, 254 Exline Road, Jackson, Ohio 45640, Dale A. Exline P.S. 6722.

Parcel Numbers: H12-004-00-050-020 and H12-004-00-005-02

Tract Two: A tract of land located in a part of Scioto Salt Reserve 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 S.S.R. Lot #57 is intersected by the south right-of-way of State Route 788 and being the POINT OF BEGINNING of the tract of land to be described and conveyed;

Thence, departing said North S.S.R. 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.S.R. 788;

Thence, along said 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 in the where the north line of S.S.R. Lot #57 is intersected by the south right-of-way of S.R. #788 and being the POINT OF BEGINNING of said easement.

Thence, departing said S.S.R. 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 said south right-of-way N 68° 03' 33" E, a distance of 50.00 feet to the POINT OF BEGINNING of said easement to be reserved,

The last prior conveyance by which grantor claims title is recorded in Deed Volume 263, Page 727, at the Office of the Jackson County Recorder, Jackson, Ohio.

All iron pins set are ½ 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 Street, Jackson, Ohio 45640, W. Royce Horton, P.S. 5465.

Parcel Number: H12-004-00-050-01