| Grantor | Grantee | Date Signed | Date & Time Recorded | Volume/Page | Conveyance Fee | Type Instrument |
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| Brief Land Description & Remarks  |
| Watson Farm, Ltd., an Ohio Limited liability company | Eichhorn Limited Partnership, an Ohio limited partnership | 10/04/2007 | 10/10/2007 @ 1:17pm | OR BK 1477Pgs 2270-2277 | $3,780.00 | General Warranty Deed |
|  Being a 113.854 acre parcel in Walnut Township, Fairfield County, Ohio as more particularly described in "Exhibit A" attached hereto and made a part hereof by reference.EXCEPTING AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. (This exception if South of the take area.)Access to this parcel shall be a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 south of the drive serving Fairfield County Parcel No: 049-02637-13, which is currently owned by Joshua and Stephanie Freisner. (This access is South of the Take Area.)Prior Deed Instrument: Deed 663, Pages 140-143 |
| Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person | Watson Farm, Ltd. | 07/25/1997 | 08/07/1997 @ 3:00pm | OR BK 663,Pgs 140-143 | EXEMPT | Warranty Deed |
| Situated in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE…..and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29…TRACT ONE: containing 50 acres of land, more or lessTRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)TRACT THREE: containing One Hundred and Fifty Acres (150). (continued on next page) |
| Cont’d:Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person | Cont’d:Watson Farm, Ltd. | TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.PARCEL TWOSituated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as …., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.PARCEL THREESituated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.PRIOR DEED REFERENCE: Deed Book 641, Page 178-182 |
| Donna M. Shumaker, affiant |  | 10/05/1995 | 10/13/1995 @ 3:21pm | Deed BK 641Pgs 178-182 | Exempt | Affidavit to Extinguish Life Estate Interest |
| Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate provided. March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda D. Watson, David A. Watson, and Jill V. Watson reserving a life estate interest to herself. Exhibit B land includes 50 ac, 4 ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, Brenda D. Watson, David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said property and for the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as provided by Section 319.20 of the Ohio Revised Code.PRIOR DEED REFERENCE: Deed Volume 590, Pages 813-816 |
| Esther I. Watson, a widow and not remarried | Donna M. Shumaker, Brenda D. Watson, David A. Watson and Jill V. Watson | 03/18/1991 | 04/13/1991 @ 3:45pm | Deed BK 590, Pgs 813-816 | EXEMPT | Survivorship Deed |
| Situated in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE…..and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29…TRACT ONE: containing 50 acres of land, more or lessTRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)TRACT THREE: containing One Hundred and Fifty Acres (150).TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.PARCEL TWOSituated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as …., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.PARCEL THREESituated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.Reserving a Life Estate Interest to Esther I. Watson, Grantor Herein.PRIOR DEED REFERENCE: Deed Book 582, Page 559-562 |
| Esther I. Watson, a widow and not remarried | Esther I. Watson and Douglas M. Watson | 05/11/1990 | 05/24/1990 @ 3:34pm | Deed Vol 582Pgs 559-562 | EXEMPT | Survivorship Deed |
| Situated in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE…..and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29…TRACT ONE: containing 50 acres of land, more or lessTRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)TRACT THREE: containing One Hundred and Fifty Acres (150).TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.PARCEL TWOSituated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as …., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.PARCEL THREESituated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.PRIOR DEED REFERENCE: Deed Book 576, Page 696-700 |
| Certificate of Transfer No 1, M. McKinley Watson aka Milton McKinley Watson, deceased, Probate Case 50347 | Esther I. Watson | 11/14/1989 | 11/16/1989 @ 3:35pm | Deed Vol 576Pgs 696-700 | EXEMPT | Probate Certificate of Transfer |
| Entire interest in the following real estate:Situated in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE…..and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29…TRACT ONE: containing 50 acres of land, more or lessTRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)TRACT THREE: containing One Hundred and Fifty Acres (150).TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or less.PARCEL TWOSituated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as …., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.PARCEL THREESituated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.PRIOR DEED REFERENCE: Deed Book 165, Page 214-215 |
| Milton M. Watson and Isillina V. Watson, aka Isilina V. Watson, husband and wife | Milton McKinley Watson | 12/24/1926 | 09/08/1927 @ 9:50am | Deed Bk 165Pgs 214-215 | $1.25 | Warranty Deed |
| Situated in the County of Fairfield and State of Ohio, and known and distinguished by being a part of the West Half of Section No. 29 in Township No. 16 of Range No 18, bounded by the beginning at the Quarter Section corner 30 to the West boundary of said Section No 29; thence North 11.48 chains to a stone…, containing 50 acres; Second Tract – Situated in the County of Fairfield in the State of Ohio distinguished by being a part of the North West Quarter of Section No. 29 in Township No 16 of Range No 18 commencing at the northwest corner of the above described land at a stone, containing 4 acres; Third Tract – Situated in the Township of Walnut, in the State of Ohio, and in the County of Fairfield, and known and designated as being a part of the Northwest Quarter and part of the Southwest Quarter of Section 29, beginning at the half section corner of the East boundary of said Section…, containing One Hundred and Fifty Acres (150), Excepting therefrom Thirty (30) acres…; and also excepting Nine and one half (9 1/2) acres; Excepting land containing Fifty (50) acres, more or less….The Whole Number of Acres of land hereby intended to be conveyed being 104 acres, more or less.PRIOR DEED REFERENCE: Deed Book 135, Page 364-366 |
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