

TITLE REPORT

C/R/S	FAI-SR 37- 06.10
PARCEL	001- SH1/SH2/T
PID	110412

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

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	Marital Status (Spouse's Name)	Interest
EICHHORN LIMITED PARTNERSHIP	N/A	100%

Mailing Address: 1410 Pleasantville Road NE
Pleasantville, OH 43148

Phone Number 614-864-9254
7640 Lancaster Road

Property Address: Baltimore, OH 43105

REGISTERED CPM Statutory Agent Corp.
AGENT: 366 East Broad Street
Columbus, OH 43215

(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)

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.

Access to this parcel shall be by 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.

Fairfield County APN: 049-02612-30
Instrument: OR 1477, Pages 2270-2277

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
No recorded mortgages, liens or encumbrances.	Click or tap to enter a date.	

LEASES

(3-B)

Name & Address	Commercial/Residential	Term
Unrecorded lease with Davis H. Elliott contractor for AEP	Commercial	Yrly
OR 1559, Page 2141 Assignor: Anshutz Exploration, et al Assignee: Chesapeake AEC Acquisition, LLC, an Oklahoma limited liability company 6100 North Water Avenue Oklahoma City, Oklahoma 73118	Commercial Assignment	No term noted Filed: 12/17/2010
OR 1559, Page 2084 Assignor: Anshutz Exploration Corporation, a Delaware Corporation Assignee: Chesapeake AEC Acquisition, LLC, an Oklahoma limited liability company 6100 North Water Avenue Oklahoma City, Oklahoma 73118	Commercial Assignment, Bill of Sale and Conveyance	No term noted Filed: 12/17/2010
OR 1549, Page 0616 Assignor: Anshutz Exploration Corporation Assignee: Anshutz Exploration Corporation on behalf of Ansbro Petroleum Company LLC Royalty Pool, et al.	Commercial Assignment of Overriding Royalty	No term noted Filed: 08/26/2010
OR 1540, Page 2973 Assignor: T.S. Dudley Land Company, Inc. Assignee: Anshutz Exploration Corporation 555 Seventeenth Street Suite 2400 Denver, CO 80202	Commercial Assignment of Oil and Gas Lease	No term noted Filed: 05/03/2010

(3-C) EASEMENTS

Name & Address	Type
OR 1719 PGS 3666-3670 Grantor: Eichhorn Limited Partnership, an Ohio limited partnership Grantee: State of Ohio Department of Transportation 9600 Jacksontown Road Jacksontown, OH 43030	ROW SH Easement
OR 1517 PGS 0869-0872 Grantor: Eichhorn Limited Partnership Grantee: Northeast Ohio Natural Gas Corp. 5640 Lancaster Newark Rd. Pleasantville, OH 43148, a natural gas public utility	Temporary for Install Perpetual for access to pipeline
OR 1477 PGS 2270-2277 Deed References Ingress and Egress Easement between 113.854 acre tract and 25.002 acre tract which is not in the take area . Between APN 049-02612-30 and APN 049-02637-13	Ingress and Egress
DEED BK 545, PGS 943-944 GRANTOR: Milton M. Watson aka Milton McKinley Watson, married GRANTEE: Eileen M. Ackley	10' wide sewage disposal drain

DEED BK 474 PGS 550

Grantor: M.M. Watson and Esther Watson

Electric Easement

Grantee: South Central Power Company, an Ohio corporation
P. O. Box 250
Lancaster, Ohio, and to its successors and assigns

RELEASE of EASEMENT for all land s within the highway right of way limits between station 16 + 55 and Station 48 + 33

GRANTOR: The Ohio Fuel Gas Company, a corporation of the State of Ohio

GRANTEE: State of Ohio, State Route No. 256, Sections 15.88-16.50

Easement Book H2, Pages 626-627, recorded 12/17/1951 at 3:00 pm

GRANTOR: Frank C. Miller

HIGHWAY EASEMENT PCL 1

GRANTEE: STATE OF OHIO

Deed Book 250, Page 12, recorded 02/19/1953 at 11:43 am

GRANTOR: Esther I Watson Guardian of McKinley M. Watson

Electric Transmission and /or
Distribution Lines Easement

GRANTEE: SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

SR 37 had 60' right of way notated on early deed and SR 256 had 60' right of way notated on early deed

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: **FAIRFIELD**

Township:

WALNUT

School District:

**Liberty Union-
Thurston LSD**

AUD. PAR. NO(S)	Land 35%	Building 35%	Total 35%	Taxes
049-02612-30	\$240,960.00	\$41,400.00	\$282,900.00	\$4,293.52/YRLY \$2,146.76/HALF

(6) **CAUV LAND VALUE \$167,740.00**

CAUV (Current Agricultural Use Value)

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

Comments:

CAUV LAND VALUE \$167,740.00

This Title Report covers the time period from 11/14/1892 to 8/15/2020. 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) 001 SH1, SH2, T1 and presently standing in the name of EICHHORN LIMITED PARTNERSHIP as the same are entered upon the several public records of Fairfield County, OH.

Date & Time August 19, 2020 @ 1:15pm (am/pm)

Signed

Print Name Kimber L. Heim

UPDATE TITLE BLOCK

This Title Report covers the time period from Click or tap to enter a date, to Click or tap to enter a date.. 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 know by the undersigned pertaining to Parcel(s) 001 and presently standing in the name of _____ as the same are entered upon the several public records of _____.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		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 1477 Pgs 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 less TRACT 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)				

DIST 05

CRS FAI-SR16-06.10

PARCEL 001-SH1/SH2/T

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
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 TWO Situated 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 THREE Situated 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 641 Pgs 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

[illegible]

PID 110412

[illegible]

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
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 576 Pgs 696-700	EXEMPT	Probate Certificate of Transfer
<p>Entire interest in the following real estate:</p> <p>Situated in the State of Ohio, County of Fairfield, Township of Walnut:</p> <p>PARCEL ONE</p> <p>.....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...</p> <p>TRACT ONE: containing 50 acres of land, more or less</p> <p>TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)</p> <p>TRACT THREE: containing One Hundred and Fifty Acres (150).</p> <p>TRACT THREEE: 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.</p> <p>PARCEL TWO</p> <p>Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:</p> <p>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.</p> <p>Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.</p> <p>PARCEL THREE</p> <p>Situated 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.</p>						
<p>PRIOR DEED REFERENCE: Deed Book 165, Page 214-215</p>						

DIST 05 CRS FAI-SR16-06.10

PARCEL 001-SH1/SH2/T

PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
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 165 Pgs 214-215	\$1.25	Warranty Deed
Situating 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						

Know all Men by These Presents

That Watson Farm, Ltd., an Ohio limited liability company, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Eichhorn Limited Partnership, an Ohio limited partnership, whose tax mailing address is 5345 Bixby Road, Canal Winchester, Ohio 43110, the following real property:

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.

Access to this parcel shall be by a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 feet south of the drive serving Fairfield County Parcel No. 049-02637-13, which is currently owned by Joshua and Stephanie Freisner.

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 663, Page 140, Deed Records, Fairfield County, Ohio.

Executed this 4th day of October, 2007.

Watson Farm, Ltd.,
an Ohio limited liability company

By: Donna M. Shumaker
Donna M. Shumaker, Managing Member

State of Ohio
County of Fairfield

ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Donna M. Shumaker, Managing Member of Watson Farm, Ltd., an Ohio limited liability company, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said company.

In Testimony Whereof, I have hereunto set my hand and
at Lancaster, Ohio this 4th day of October, A.D. 2007.

TRANSFERRED

OCT 10 2007

Barbara Curtiss
County Auditor, Fairfield County, Ohio

Brian D. Shonk
Notary Public - State of Ohio



BRIAN D. SHONK
ATTORNEY AT LAW
Notary Public, State of Ohio
LIFETIME COMMISSION

REAL ESTATE CONVEYANCE

FEE \$ 3780.00

EXEMPT # _____

Barbara Curtiss
AUDITOR, FAIRFIELD COUNTY, OHIO

200700021842
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD
10-10-2007 At 01:17 PM.
DEED 76.00
OR Book 1477 Page 2270 - 2277

Executed this 4th day of October, 2007.

Eichhorn Limited Partnership,
an Ohio limited partnership

By: [Signature]

Phillip E. Eichhorn, General Partner

By: [Signature]

Stephen H. Eichhorn, General Partner

State of Ohio
County of Fairfield

ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Phillip E. Eichhorn and Stephen H. Eichhorn, General Partners of Eichhorn Limited Partnership, an Ohio limited partnership, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed and the free act and deed of said partnership.

In Testimony Whereof, I have hereunto set my hand and official seal, at Lancaster, Ohio this 4th day of October, A.D. 2007.

[Signature]
Notary Public - State of Ohio



BRIAN D. SHONK
ATTORNEY AT LAW
Notary Public, State of Ohio
LIFETIME COMMISSION

This instrument prepared by: Carrie S. Snoke, Attorney at Law
Dagger, Johnston, Miller, Ogilvie & Hampson, LLP
144 East Main Street, Lancaster, Ohio 43130



TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street
Lancaster, Ohio 43130
Phone (740) 687-1710
Fax. (740) 687-0877

Description of 113.854 Acres

Situated in the State of Ohio, County of Fairfield, Township of Walnut, Township 16, Range 18, Section 29.

Being 30.342 acres of the 32.55 acre tract described as Parcel Two, 49.766 acres of the 50 acre tract described as Parcel One, Tract One, all of the 2.85 acre tract described as Parcel Three, all of the 4 acre tract described as Parcel One, Tract Two, and 26.896 acres of the 150 acre tract described as Parcel One, Tract Three as recorded in deed volume 663, page 140, to Watson Farm, Ltd., and being more fully described as follows:

Beginning at a point in the centerline intersection of Lancaster-Newark Road (State Route 37) and Baltimore-Somerset Road (State Route 256) and at the northwest corner of Section 29, said point being North 44 degrees 46'37" East a distance of 42.46 feet from a 5/8 inch rebar previously set;

thence with the north line of said section and the centerline of Baltimore-Somerset Road North 89 degrees 08'31" East a distance of 231.29 feet to a point at the northwest corner of a 0.086 acre tract recorded in deed volume 449, page 565;

thence South 00 degrees 35'53" East, passing a 5/8 inch rebar found at 20.53 feet, a total distance of 75.00 feet to a 5/8 inch rebar set to the southwest corner of said 0.086 acre tract;

thence North 89 degrees 08'31" East a distance of 50.00 feet to a 5/8 inch rebar set at the southeast corner of said 0.086 acre tract;

thence North 00 degrees 35'53" West, passing a 5/8 inch rebar found at 53.85 feet, a total distance of 75.00 feet to a point at the northeast corner of said 0.086 acre tract;

thence with the centerline of Baltimore-Somerset Road North 89 degrees 08'31" East a distance of 60.07 feet to a point at the northwest corner of a 1.00 acre tract described in official record 1343, page 1894;

thence South 00 degrees 11'03" East, passing a 5/8 inch iron pipe found at 20.82 feet, a total distance of 290.60 feet to a 5/8 inch iron pipe found at the southwest corner of said 1.00 acre tract;

thence North 89 degrees 16'16" East a distance of 299.81 feet to a 5/8 inch rebar set at the southeast corner of a one acre tract;

thence South 00 degrees 10'48" East a distance of 442.78 feet to a 5/8 inch rebar set at the southwest corner of a 3.367 acre tract recorded in official record 1350, page 2457;

thence North 89 degrees 17'55" East, passing a 3/4 inch iron pipe found at 200.00 feet, a total distance of 595.15 feet to a 5/8 inch rebar set at the southeast corner of a 10 acre tract described in deed volume 367, page 372;

thence South 00 degrees 12'08" East a distance of 1918.06 feet to a 5/8 inch rebar set;

thence North 89 degrees 24'28" East a distance of 1398.58 feet to a 5/8 inch rebar set;

thence South 01 degrees 07'08" East a distance of 464.52 feet to a 5/8 inch rebar set, passing a post at the northeast corner of the southwest quarter of Section 29 at 16.50 feet;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 13.69 feet, a total distance of 302.00 feet to a 5/8 inch rebar set;

thence South 40 degrees 29'10" West a distance of 392.70 feet to a 5/8 inch rebar set;

thence South 89 degrees 25'16" West a distance of 893.30 feet to a 5/8 inch rebar set;

thence South 00 degrees 11'34" East a distance of 276.95 feet to a 5/8 inch rebar set;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 1161.18 feet, a total distance of 1191.18 feet to a point in the centerline of Lancaster-Newark Road (State Route 37) and on the west line of Section 29;

thence with the centerline of Lancaster-Newark Road North 00 degrees 12'32" West a distance of 1850.24 feet to a point on the section line, said point being North 89 degrees 44'00" East a distance of 30.00 feet from a one inch iron pipe found;

thence continuing with the centerline of Lancaster-Newark Road North 00 degrees 10'46" West a distance of 1834.72 feet to the point of beginning, containing **113.854 Acres**.

Bearings are based on a previous survey of 10.011 Acres filed in Survey Book 62, Page 15368. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in July of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Rodney McFarland 8/27/07
Rodney McFarland, P.S. Date
July 20, 2007 originals are signed in blue ink



A-8

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY AB DATE 9/28/07
79/17689

THIS PARCEL IS LOCATED IN AN
IDENTIFIED FEMA FLOOD HAZARD AREA
IN COMPLIANCE WITH THE FAIRFIELD COUNTY
FLOOD DAMAGE PREVENTION REGULATION
NO FURTHER ACTION IS REQUIRED.

07-217E
Exempted from Fairfield County Subdivision
Regulations. This exemption does not infer that the
parcel in question is consistent with zoning and/or
health department regulations.

R. B. Bunker Davis / *BF*

EXCEPTING AND RESERVING to grantor, its successors and assigns, a perpetual, non-exclusive easement for ingress and egress over and across the herein described property to a 25.002 acre tract more particularly described in Exhibit C, attached hereto and incorporated herein by reference. The location of said easement is depicted on the plat attached hereto as "Exhibit D" and is more particularly described in "Exhibit E", both of which are attached hereto and incorporated herein by reference as if fully set forth.

Said easement includes the right of the owner of said 25.002 acre tract in whose favor this easement is established, his respective heirs, successors, and assigns, and his/their respective agents, servants, tenants, visitors, invitees, licensees and grantees, and all other persons to the advantage of such parties, to at all times freely pass or repass on foot, or in vehicles of every description, for all lawful purposes incident to the use of the property served by such easement.

Neither the owner of said easement nor the owner of the tract over which said easement crosses shall in any manner cause the land that is the subject of this easement to be obstructed or in any manner degraded so as to defeat the purpose for which this easement is created. The owner of the tract over which this easement is created shall have the right to utilize said premises and the right to grant to others similar rights, so long as such use does not interfere with or obstruct the use thereof for the purposes herein designated.

The owners of each tract served by said ingress and egress easement shall share equally in the installation, maintenance, repair and replacement of an access point within the easement area based upon the number of tracts served by such easement. Said access point shall be graveled (unless otherwise agreed to in writing by the owners of all tracts being served by such easement) and shall be kept in a good and passable condition. Beyond such access point, each party shall be responsible for the installation, maintenance, repair and replacement of an access drive serving such owner's tract exclusively. To the extent such access drive is shared with the owner or owners of other tracts, such owners shall share proportionately in the installation, maintenance, repair and replacement of such jointly used portion of the access drive based on the number of tracts served by such portion of the drive.

This easement is binding upon and shall inure to the benefit of the Grantor and Grantee hereto, whether singular or plural, and their respective heirs, successors and assigns.



TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street
Lancaster, Ohio 43130
Phone (740) 687-1710
Fax. (740) 687-0877

Description of 25.002 Acres

Situated in the State of Ohio, County of Fairfield, Township of Walnut, Township 16, Range 18, Section 29.

Being part of the 150 acre tract described as Parcel One, Tract Three as recorded in deed volume 663, page 140, to Watson Farm, Ltd., and being more fully described as follows:

Beginning at a 5/8 inch rebar set on the east line of the southwest quarter of Section 29, said rebar being South 01 degrees 07'08" East a distance of 448.02 feet from a post at the northeast corner of the southwest quarter of Section 29;

thence South 01 degrees 07'08" East a distance of 783.06 feet to a 5/8 inch rebar set on said quarter section line;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 2625.05 feet, a total distance of 2655.05 feet to a point in the centerline of Lancaster-Newark Road (State Route 37) and on the west line of Section 29;

thence with the centerline of Lancaster-Newark Road North 00 degrees 12'32" West a distance of 210.00 feet to a point on the section line;

thence North 89 degrees 25'16" East, passing a 5/8 inch rebar set at 30.00 feet, a total distance of 1191.18 feet to a 5/8 inch rebar set;

thence North 00 degrees 11'34" West a distance of 276.95 feet to a 5/8 inch rebar set;

thence North 89 degrees 25'16" East a distance of 893.30 feet to a 5/8 inch rebar set;

thence North 40 degrees 29'10" East a distance of 392.70 feet to a 5/8 inch rebar set;

thence North 89 degrees 25'16" East, passing a 5/8 inch rebar set at 288.31 feet, total a distance of 302.00 feet to the point of beginning, containing **25.002 Acres**.

Bearings are based on a previous survey of 10.011 Acres filed in Survey Book 62, Page 15368. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in July of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Rodney McFarland 7/19/07

Rodney McFarland, P.S.

Date

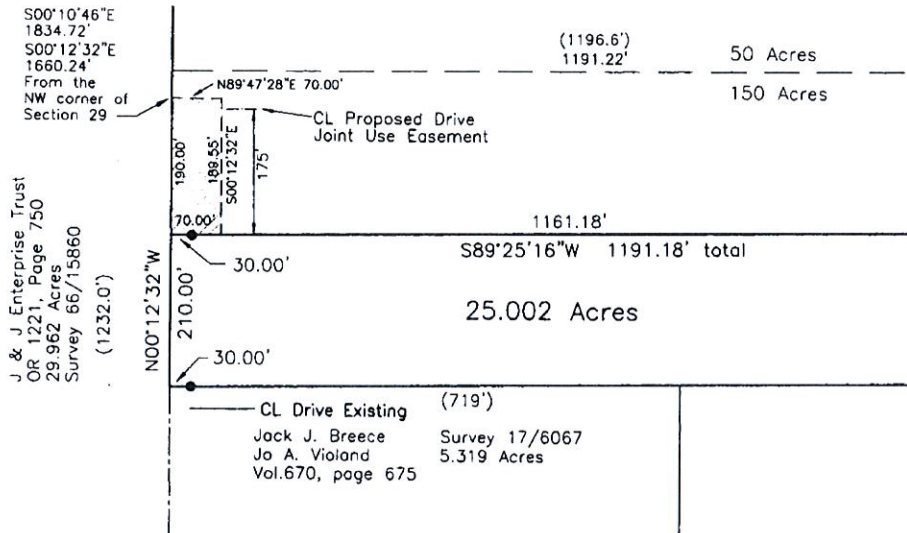
July 20, 2007

originals are signed in blue ink

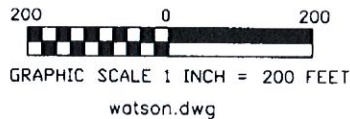
A-8



PLAT OF JOINT USE DRIVE EASEMENT



STATE OF OHIO
FAIRFIELD COUNTY
WALNUT TOWNSHIP
TOWNSHIP 16
RANGE 18
SECTION 29



For: Watson Farm, Ltd
Date of Drawing: Sept. 19, 2007



BY: *Rodney McFarland* 9/19/07
Registered Surveyor No. 6416 Date
TOBIN-McFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130
Ph 740-687-1710 Fax 740-687-0877



TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street
Lancaster, Ohio 43130
Phone (740) 687-1710
Fax. (740) 687-0877

***Description of Drive Easement
for 25.002 Acres***

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 29.

Beginning for reference at a point in the centerline intersection of Lancaster-Newark Road (State Route 37) and Baltimore-Somerset Road (State Route 256) and at the northwest corner of Section 29, said point being North 44 degrees 46'37" East a distance of 42.46 feet from a 5/8 inch rebar previously set;

thence with the center of Lancaster-Newark Road South 00 degrees 10'46" East a distance of 1834.72 feet to a point on the section line;

thence South 00 degrees 12'32" East a distance of 1660.24 feet to a point on the section line, said point being the TRUE POINT OF BEGINNING;

thence North 89 degrees 47'28" East a distance of 70.00 feet to a point;

thence South 00 degrees 12'32" East a distance of 189.55 feet to a point;

thence South 89 degrees 25'16" West a distance of 70.00 feet to a point in the centerline of Lancaster-Newark Road and on the section line;

thence North 00 degrees 12'32" West a distance of 190.00 feet to the TRUE POINT OF BEGINNING.

This description is based on a survey made in August of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

S-133



Rodney McFarland 8/27/07
Rodney McFarland, P.S. Date
August 8, 2007 originals are signed in blue ink



Know all Men by these Presents

That

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, of the County of Fairfield, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Watson Farm, Ltd., whose tax mailing address is 7640 Lancaster-Newark Road, Baltimore, OH 43105, the following real property:

Situated in the State of Ohio, County of Fairfield, Township of Walnut and described as follows:

See Exhibit A, hereto attached and incorporated by reference as if fully rewritten herein.

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

Prior Instrument Reference: Volume 641, Page 178, Deed Records of Fairfield County, Ohio.

Grantors release all rights of dower therein.

Witness

our hand(s) this 25th day of July,

9700015932
Filed for Record in
FAIRFIELD CO, OH
GENE WOOD
On 08-07-1997 At 03:00 pm.
DEED 22.00
Book OR Vol. 663 Pg. 140 - 43

Signed and acknowledged in presence of

J. Jay Hampson
As to all

Sandy V. Gurile
SANDY V. GURILE

Donna M. Shumaker
Donna M. Shumaker
Waylon R. Shumaker
Waylon R. Shumaker
Brenda D. Kincaid
James L. Kincaid
David D. Watson
Angela R. Watson
Jill V. Watson

State of Ohio, }
FAIRFIELD County,

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

Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David A. Watson, aka David D. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person, 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 Lancaster, Ohio this 25th day of July, A.D. 1997.

J. JAY HAMPSON, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
O. R. C. Section 147.03

Notary Public, State of Ohio

This instrument prepared by

J. JAY HAMPSON, ATTORNEY AT LAW,
DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON
144 E MAIN ST, LANCASTER OH 43130

111
50.00
4.00
51.00
28.69
2.85
136.54

PARCEL ONE

EXHIBIT A

TRACT ONE:

Situated in the Township of Walnut, 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 beginning at the Quarter Section corner on va 30 to the West boundary of said Section No. 29; thence North 11.48 Chains to a stone (Shane S.W. corner); thence N. 89-1/4 deg. East va 30 W. 6.32-1/2 Chains to a stone; thence North 6.32-1/2 Chains to a stone (Shane N.E. corner); thence N. 89-1/4 deg. E. 11.81 Chains to a stone; thence South 29.76 Chains to a stone; thence S. 89-1/4 deg. West 18.13 Chains to a stone on the Section line; thence North 12.00 Chains to the place of beginning, containing 50 Acres of land, more or less.

TRACT TWO:

Situated in the Township of Walnut, County of Fairfield and State of Ohio, and known and 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 North West corner of the above described land at a stone; thence East on the line between the former owners, Thomas M. Watson and John Hite's lands Six Chains and Thirty-two and One-half Links (6.32-1/2) to a stone; thence South Six Chains and Thirty-two and One-half Links (6.32-1/2); thence West Six Chains and Thirty-two and One-half Links (6.32-1/2) to a stone; thence North Six Chains and Thirty-two and One-half Links (6.32-1/2) to the place of beginning, containing 4 Acres.

For verification of the above 2 Tracts - See Deed Book No. 73, Page 40.

TRACT THREE:

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, bounded and described as follows: Beginning at the half Section corner of East boundary of said Section; thence South with the Half Section line to the Half Section corner on South boundary of said Section; thence West with the said Section line to the Southwest corner of said section; thence North with the Section line a stone 12 chains South of the Northwest corner of said Southwest Quarter; thence North 89-1/4 deg. East Eighteen Chains and thirteen Links (18.13) to a stone; thence North Eighteen Chains and Thirty-two Links (18.32) to a stone; thence East Thirteen Chains and Nineteen Links (13.19) to a stone on the Half Section line; thence East Eight Chains and Fifty-eight Links (8.58) to the beginning, containing One Hundred and Fifty Acres (150).

EXCEPTING THEREFROM Thirty (30) Acres out of said Southwest Quarter, leaving in the above described Tract One Hundred and Twenty (120) Acres; and also

EXCEPTING THEREFROM Fifty-nine and One-half (59-1/2) Acres conveyed out of the above-described real estate by John Watson and wife, by Deed recorded in Book No. 60, Page 608, of the Deed Records of said County; and also

EXCEPTING THEREFROM Nine and One-half (9-1/2) acres conveyed by said John Watson and wife out of said above-described Tract to Henry Musser, by Deed recorded in Deed Book 64, Page 280, of said Deed Records. Containing Fifty (50) Acres, more or less. Being the same land conveyed to Jeremiah Alspach by Augusta Eyma, et al., by Deed dated November 11, 1902, recorded in Volume 97, Page 175, Records of Deeds of Fairfield County, Ohio and Willed to the Grantors herein by the last Will and Testament of Jeremiah Alspach, duly recorded in the Probate Court of Fairfield County, Ohio, to which Deed and Will reference is given. For verification of the last and being the Third Tract herein just above described - See Deed Book No. 135, Page 364 of the Records of Deeds in said County of Fairfield and State of Ohio - to which reference is also hereby had for greater certainty of description.

50.0

4.0

150.0

- 30.0

- 9.5

99

- 59.5

51.000

The whole number of Acres of land hereby intended to be conveyed being 104 Acres, more or less.

PARCEL TWO

Situated 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 follows: Beginning at the northwest corner of said section 29; thence with the section line east 9.71 chains to a point; thence with a fence line south 11.11 chains to an iron pin; thence east 9.00 chains to an iron pin; thence south 11.63 chains to a stone; thence west 18.73 chains to a point on the section line; thence with the section line north 22.72 chains to the place of beginning. Containing 32.55 acres more or less. Being a part of the premises conveyed by Deed dated July 23, 1945, from William Darlington Kempy to Stanley H. Watson, recorded in Volume 211, Page 417, Deed Records, Fairfield County, Ohio.

EXCEPTING THEREFROM Being a part of Township 16, Range 18, Section 29 of the Congress Lands East of the Scioto River and described as follows: Beginning at a point on the centerline of State Route 256, said point being also the northeast corner of a 138.85 acre tract owned by M. Watson of record in Deed Book 165, Page 214, Recorder's Office, Fairfield County, Ohio; thence, west with the centerline of said State Route 256 and the north line of said 138.85 acre tract, 360.00 feet to the point of true beginning; thence, south, 75.00 feet to a point; thence, west, 50.00 feet to a point; thence north, 75.00 feet to a point on the centerline of said State Route 256 and the north line of said 138.85 acre tract; thence, east 50.00 feet with said centerline, and said north line to the place of true beginning, containing 3750 square feet or 0.086 acres.

EXCEPTING THEREFROM being a part of the Northwest quarter of Section 29, Township 16, Range 18 and bounded and described as follows: Beginning at a point in the center line of State Route No. 256 East 340.86 feet distant from the Northwest corner of Section 29; thence with the centerline of said road East 150.00 feet to a point; thence S 0 deg. 36' West 290.40 feet to an iron pin (passing an iron pin at 20.82 feet); thence West 150.00 feet to an iron pin; thence N 0 deg. 36' East 290.40 feet to the place of beginning, (passing an iron pin at 269.58 feet). Containing 1.00 acre more or less.

EXCEPTING THEREFROM being a part of the Northwest Quarter of Section 29, Township 16, Range 18 and bounded and described as follows:

Beginning at a point in the centerline of State Route No. 256 East 490.86 feet distant from the Northwest corner of Section 29; thence with the centerline of said road East 150.00 feet to a point; thence with the East line of M. M. Watson's tract and the West line of a certain 10.00 acre tract S 0 deg. 36' W 290.40 feet to an iron pin (passing an iron pin at 20.82 feet); thence West 150.00 feet to an iron pin; thence N 0 deg. 36' E 290.40 feet to the place of beginning, (passing an iron pin at 369.58 feet). Containing 1.00 acre, more or less.

Together with an easement approximately 10 feet wide, which shall run in a southwesterly direction across the Grantor's adjacent property, for the purpose of installing a drain for sewage disposal purposes, and said drain shall be installed and maintained at Grantee's expense.

This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained this parcel shall be used in conjunction with the parcel recorded in Volume 461, Page 344 Deed Records, Fairfield County, Ohio.

32.550

- 0.086

- 1.000

- 1.000

- 5.000

25.464 ac

PARCEL THREE

Situated 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 and bounded and described as follows:

Beginning at a point on the Southern boundary line of the Maggie Hempy 42 acres tract at the North-east corner of the lands of Milton Watson which point is approximately 18.13-1/2 chains East of a point on the State Route 37, which said point on State Route 37 is approximately 17.80-1/2 chains North of the South-West corner of the North-west quarter of Section No. 29; thence South along the Eastern boundary of the Grantees land herein approximately 18.19 chains to a point, which point marks the South West corner of the Grantor's land' thence East approximately 21.83 chains to a point on the center section line which point is approximately .51 of a chains South of the center of the section; thence north approximately 50 feet; thence westwardly parallel with the Southern boundary of the tract herein conveyed to a point which is 45 feet East from the Western boundary of the tract herein conveyed and 50 feet North of the Southern boundary of the tract herein conveyed; thence North to a point on the Southern boundary of the Maggie Hempy 42 acre tract which point is 45 feet east of the place of beginning; thence West to the place of beginning containing in all approximately 2.85 acres of land more or less.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR-TAX MAPS

By JFC Date 10/11/95
049-02612-00

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR-TAX MAPS

By AB Date 8-7-97
049-02612-00

REAL ESTATE CONVEYANCE

Fee \$ _____

Exempt # G

Barbara Curtiss
Auditor, Fairfield County, Oh.

TRANSFERRED

AUG 07 1997

Barbara Curtiss
County Auditor, Fairfield County, Ohio