RE 46

Rev. June 2019

TITLE REPORT

C/R/S

FAI-SR37-

6.10

002-SH1/SH2

PARCEL PID 110412

✓ 42 YEAR REPORT	ABBREVIATED REPORT	□ UPDATE
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INSTRUCTION:

R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or (1) 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 WAGNER RENTALS, LLC ACT INVESTMENTS, LLC Marital Status (Spouse's Name)

Interest

N/A

100%

Mailing Address:

7496 Ruffner Road

Baltimore, OH 43105

Robert Landis 3560 Dolson Court Suite P

Carroll. OH 43112

Phone Number

740-503-3979

Property Address:

0 Baltimore-Somerset Rd NE

Baltimore OH 43105

Registered Agent:

(2)

SAS AGENT FOR SERVICE, INC. STEBELTON, ARANDA & SNIDER. a Legal Professional Association 109 N BRÖAD ST STE 200 LANCASTER, OH 43130 AGENT: RICK L. SNIDER

Douglas J. Schockman 175 S. Third Street

Suite 700

Columbus, OH 43215

Phone: 614-255-7562 740-654-4141

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 Fairfield, Walnut Township, and being more particularly described as follows: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following two three tracts:

Tract One: 2.62 acres Tract Two: 10.011 acres Tract Three: 5.145 acres

Leaving in said parcel herein to be conveyed 67.48 62.33 acres.

APN:

049-02634-00 049-02634.20

Current Deed Reference: OR BK 1434, Pages 2871-2873, Instrument# 200600016425, recorded in Fairfield County

Recorded date: -07/05/2006 at 3:23 pm

202000026495 date recorded 11/20/2020 at 1:40 PM

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30. Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 in rebar set...., containing 10.011 acres.

EXCEPTING THE FOLLOWING:

3.099 acres

Leaving a total of 6.91 acres

APN: 049-02634-20

Current Deed Reference: OR BK 1434, Pages 2868-2870, Instrument# 200600016424, recorded in Fairfield County

Recorded date: 07/05/2006 at 3:23 pm 202000026495 date recorded 11/20/2020 at 1:40 PM

(3-A)MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number

Date Filed

Amount & Type of Lien

NO MORTGAGE FOUND, all mortgages released as of 2017

(3-B) **LEASES**

Name & Address

Name & Address

Commercial/Residential

Term

All leases have been released and recorded.

(3-C)**EASEMENTS**

OR BK 1722 Pgs 2770-2778

Type

Highway Easement

GRANTOR: WAGNER RENTALS LLC

GRANTEE: State of Ohio (ODOT)

Rec: 10/24/16

OR BK 1641 Pgs 2499-2505 (Exhibit B) Current Deed

Driveway Easement Rec: 08/12/13

GRANTOR: WAGNER RENTALS LLC

GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife

OR BK 1641 Pgs 2499-2505 (Exhibit C) Current Deed

GRANTOR: WAGNER RENTALS LLC

Utility Easement Rec: 08/12/13

GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife

OR BK 1628 Pgs 3143-3147

GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC

GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation

Permanent Easement for Water and Sewer lines

Rec: 04/03/13

OR BK 1628 Pgs 3154-3156

AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC

Agreement for Extraterritorial Water and/or Sewer Services and Consent to Annexation

Rec: 04/03/13

DV 555, Page 678-682

Grantor: Ruth Ann Taylor and James A Taylor

Donald L. Kull and Marilyn Jane Kull

Electa Darlene Wagner and Paul Michael Wagner

Grantee: Columbia Gas of Ohio Inc., an Ohio corporation

200 Civic Center Dr.

P.O. Box 117

Columbus, Ohio 43216-0117

Gas Easement and Right of

Wav

Filed: 10-27-1987

DV 503, Page 426-429

Grantor: Columbia Gas of Ohio Inc./Columbia Gas

Transmission Corporation

Grantee: E.E. Soliday 99 North Front St. Columbus, Ohio 43215

Agreement for Conditional Limited time Gas Service

Filed: 02-12-1980

DV 449, Page 564

Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday

Grantee: The Village of Thurston, Ohio

Right- Of-Way (Water)

Easement Filed: 06-06-1975

DV 220, Page 713

Grantor: E.E. Soliday & Electa A. Soliday Grantee: The Ohio Power Company

No Address Provided

Electric Easement Filed: 06-10-1949

DV 234, Page 229

Grantor: Electa A. Soliday and C.E. Soliday Grantee: South-Central Rural, Electric

Cooperative, Inc., a corporation

Electric Easement

Box 425

Filed: 06-02-1949 Lancaster, Ohio

RE 1, Page 305

Grantor: J.W. Race

Grantee: South Central Rural Electric Cooperative, Inc.

No Address Provided

Electric Easement Filed: 07-27-1938

DV 180, Page 26

Grantor: J.W. Race and Weltha V. Race Grantor: The Ohio Power Company

No Address Provided

Electric Easement Filed: 11-19-1932

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

Defect in the legal description in words description states ".. of Section Thirty" but in parentheses the legal description indicates (3) rather than (30).

CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13

County:	Fairfie	ld	Township: WAL		l District:	Liberty Union - Thurston LSD
AUD. PAR	t. NO(S)	Land 35%	Building	Total 35%	Ta	xes
049-02634	I-00	\$120,070.00	\$ 00.00	\$120,700.00		,514.20 YRLY/ \$757.10 R HALF
049-02634	l-20	\$ 19,480.00	\$ 00.00	\$ 19,480.00		135.00 YRLY/\$67.50 R HALF
(6)	CAUV (C	urrent Agricultural	Use Value)			
	Commen	ts:	JV Program: Yes: X No LUV: \$35,440.00 APN 0490	o: □ 263400 & \$9,040.00 APN 0	490263420)
	·					
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This Title Resolvent of the ACT o	eport cover the real est T INVESTI	Ily known by the und LC as the same are 7/2020 4:00 Pl Ts the time period fro ate records for that p atters personally known MENTS, LLC the said 2/01/2020 4:00	UPDATE TITLE om 8/7/2020_to 12/1/2020. To period of time, which reflects ow by the undersigned pertame are entered upon the se PM (am/pm) Signed	el(s) 002 SH1/SH2 and presublic records of Fairfield Consider Signed Print Name KII E BLOCK The undersigned hereby versional currently relevant instructioning to Parcel(s) 002 SH1/Several public records of Fairfield Consider SH1/Se	MBER L. I	is Title Report is an proceedings of record resently standing in the y.

UPDATE TITLE BLOCK
This Title Report covers the time period fromto
Signed
Print Name
Comments from the agent who prepared the Title Update

Business Details

Entity #:	1323631	Business Name:	SAS AGENT FOR SERVICE, INC.
Filing Type:	CORPORATION FOR PROFIT	•	The state of the s
		Status:	Active
Original Filing Date:	05/09/2002	Exp. Date:	
Location:	LANCASTER FAIRFIELD		

AGENT/REGISTRANT INFORMATION

STEBELTON, ARANDA & SNIDER, A LEGAL PROFESSIONAL ASSOCIATION
109 NORTH BROAD STREET
LANCASTER OH 43130
05/09/2002



Sign up to receive e-mail notifications of any changes or updates made to this business entity.

FILINGS

DOMESTIC ARTICLES/FOR PROFIT	Filing Type
05/09/2002	Date of Filing
200216301256	Document ID
Download Image:	Download Image to PDF

05

CRS

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002

FAI - SR37/256

PARCEL 002-SH1/SH2

Page 1 of 7

		WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE	Grantor
		LLC, AN OHIO LIMITED LIABILITY COMPANY	Grantee
Leaving in said parcel herein to be conveyed 67.48 acres. APN: 049-02634-00 Prior Deed Reference: OR BK 1327 PGS 0015-0016	Tract One: 2.62 acres Tract Two: 10.011 acres	O6/28/2006 O7/05/2006 @ 3:23pm PGS 2871-2873 EXEMPT LIMITED WARRANTY DEED Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 ^b East 27 chains and 80 links to the beginning,	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument Brief Land Description & Remarks

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 002-SH1/SH2

CRS FAI - SR37/256

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									HUSBAND AND WIFE	PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER	Grantor
									COMPANY	WAGNER RENTALS, LLC, AN OHIO	Grantee
Prior Deed Refe	APN: 049-02634-20	thence, North 89 acres.	thence, North 00	thence South 89°4 5/8 inch rebar set:	thence South 00	Beginning in the Road (State Roa a distance of 42	Being part of th Page 873 and b	Situated in the 3 30, and being n		06/28/2006	Date Signed
Prior Deed Reference: OR 1327, PGS 001	4-20	a point on the North line of Section 30; thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.	thence, North 00°10'46" West, passing a	º44'00" West, passing a	thence South 00°10'46" East a distance of	Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" Ea a distance of 42.46 feet from a 5/8 inch rebar set;	Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:	Situated in the State of Ohio, County of Fairfield, Wa 30, and being more particularly described as follows:		07/05/2006 @ 3:23pm	Date & Time Recorded
017-0018		of 690.00 feet to t		5/8 inch rebar set	of 632.00 feet to a	re-Somerset Road t corner of Sectior rebar set;	ped in a deed to Go d as follows:	Fairfield, Walnut d as follows:		OR BK 1434 PGS 2868-2870	Volume/Page
		he point of beginn	at 602.00 feet, a	at 30.00 feet, a di	point on the East	(State Route 256) 130, said point be	orge Sakas as rec	Township, Towns		EXEMPT	Conveyance Fee
		ing, containing 10.011	5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to	thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set:	f 632.00 feet to a point on the East line of Section 30:	Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;	orded in Volume 498,	Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:		LIMITED WARRANTY DEED	Type Instrument

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OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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CRS FAI - SR37/256

PARCEL 002-SH1/SH2

						WAGNER, HUSBAND AND WIFE	an Ohio Limited Liability WAGNER AND Company ELECTA DARLENE	_1
Prior Deed Reference: OR 1126, PGS 210-211	APN: 049-02634-20	a point on the North line of Section 30; thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.	thence South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30; thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;	Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;	Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:	Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:	01/29/2004 02/03/2004 @ 2:47pm PGS 0017-0018 \$104.50 General Warranty Deed	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PID 110412

PARCEL 002-SH1/SH2

05

DIST

CRS FAI – SR37/256

LORA LEE SAKAS, married DANIEL G. SAKAS Grantor PAUL MICHAEL AND WIFE WAGNER, HUSBAND ELECTA DARLENE WAGNER AND Grantee Date Signed 01/29/2004 02/03/2004 @ 2:47pm Date & Time Recorded PGS 0015-0016 OR BK 1327 Volume/Page Conveyance Fee \$705.00 WARRANTY DEED Type Instrument GENERAL

described as follows: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly

spouse of the Grantor,

releases all rights of dower

therein.

containing 80 and eleven one-hundredth acres. Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. stone in the center of the road; thence North 4 $^{\circ}$ and 36 $^{\flat}$ East 27 chains and 80 links to the beginning , No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 /2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a

EXCEPTING THEREFROM the following two tracts:

Tract One:
2.62 acres

ract Two:

10.011 acres

Leaving in said parcel herein to be conveyed 67.48 acres.

APN: 049-02634-00

Prior Deed Reference: OR BK 1120, PGS 599-600, Re-record to correct filing order

OR BK 1118, PGS 335-336

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CRS FAI - SR37/256

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002-SH1/SH2

Page 5 of 7

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:
10/04/2000 @ 2:36 pm OR BK 1126 EXEMPT WARRANTY DEED
Date & 1 ime Recorded Volume/Page Conveyance Fee Type Instrument

05

CRS FAI - SR37/256

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 002-SH1/SH2

Page 6 of 7

·	ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	Grantor
	DANIEL G. SAKAS	DANIEL G. SAKAS	Grantee
Situated in the Township of Known and distinguished by No. Sixteen (16), Range No. Beginning at a stone in the c Thirty (30); thence North 85 1/2° West 27 chains and 80 1 stone in the center of the roa beginning, containing 80 and Calstone Acception.	05/25/2000	RE RECORD of OR 1118, Transfer of the Entire interest in Situated in the County of Fairfi Known and distinguished by be Sixteen (16), Range No. Eighte Beginning at a stone in the cent thence North 85 1/2° West 28 c and 80 links to a stone; thence Sthence North 4° and 36 minutes thence North acres. Excepting therefrom the follow Part of Parcel No 049-02634.00 Prior Deed Reference: OR BK	Date Signed
Situated in the Township of Walnut, County of Fairfield, and State of Ohio: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. List axion Deed Reference: Deed BK 498, PGS 873-875	7/13/2000 @ 2:55 pm	OS/25/2000 OS/04/2000 @11:15 am PGS 599-600 RE RECORD of OR 1118, PGS 335-336 to CORRECT FILING ORDER Transfer of the Entire interest in the following: Situated in the County of Fairfield, State of Ohio and in the Township of Walnut: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30) inks to a stone; thence South 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres. Excepting therefrom the following tract: 2.62 acres Prior Deed Reference: OR BK 1118, PGS 335-336	Date & Time Recorded
unty of Fairfield, tof the North Eas 8) and bounded a crossroads at the 28 chains and 84 lene; thence South orth 4° and 36 mine-hundredth acr	OR BK 1118 PGS 335-336	PGS 599-600 PGS 599-600 PGS 599-600 36 to CORRECTING: Ohio and in the To the North East Que bounded and descrissroads at the North links to a stone in East 28 chains and 80 links to a stone in 62 acres	Valuma/Daga
y of Fairfield, and State of Ohio: f the North East Quarter of Section Thi and bounded and described as follows ssroads at the North East corner of the chains and 84 links to a stone in the roa thence South 85 1/2° East 28 chains a h 4° and 36 minutes East 27 chains and hundredth acres.	EXEMPT	EXEMPT FILING ORDE Wanship of Walnut: arter of Section Third bed as follows: East corner of the second; thence South 78 links to a stone d 78 links to a stone the beginning, conta	Conversion Des
ty of Fairfield, and State of Ohio: of the North East Quarter of Section Thirty (30), Township and bounded and described as follows: ossroads at the North East corner of the said Section No. chains and 84 links to a stone in the road; thence South 4 e; thence South 85 1/2° East 28 chains and 78 links to a th 4° and 36 minutes East 27 chains and 80 links to the hundredth acres. GS 873-875	CERTIFICATE of TRANSFER	OS/25/2000 OS/04/2000 @11:15 am PGS 599-600 EXEMPT CERTIFICATE of TRANSFER RE RECORD of OR 1118, PGS 335-336 to CORRECT FILING ORDER Transfer of the Entire interest in the following: Situated in the County of Fairfield, State of Ohio and in the Township of Walnut: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-leven one-level the content of the content of Parcel No 049-02634.00 Prior Deed Reference: OR BK 1118, PGS 335-336	The Landson

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FAI - SR37/256

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PID 110412

PARCEL 002-SH1/SH2

Corporation BUILDING CORP., a INDUSTRIAL Grantor GEORGE SAKAS Grantee Situated in the Township of Walnut, County of Fairfield, and State of Ohio Date Signed 07/28/1980 08/01/1980 @ 3:56 pm Date & Time Recorded PGS 873-875 DEED BK 498 Volume/Page Conveyance Fee EXEMPT WARRANTY DEED Type Instrument

No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows: Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. beginning, containing 80 and eleven one-hundredth acres. stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 /2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a

Subject to Lease to Sakas, Inc.

Prior Deed Reference: Deed BK 401, PGS 496-498

		GEORGE SAKAS and ALEXANDRA SAKAS his wife
		GEORGE SAKAS and INDUSTRIAL ALEXANDRA SAKAS, BUILDING CORP., an his wife Ohio Corporation
Known and dis	Situated in the	09/30/1971
tinguished by being a p	Situated in the County of Fairfield in the State of Ohio and in the Township of Walnut:	09/30/1971 10/15/1971@ 9:53 am p
art of the North Eas	ne State of Ohio an	DEED BK 401 PGS 496-497
st Quarter of Section	d in the Township	\$48.00
Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township	of Walnut:	WARRANTY DEED

No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. beginning, containing 80 and eleven one-hundredth acres stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a

Subject to Lease to Sakas, Inc.

Prior Deed Reference: Deed BK 375, PGS 101

DR 1434 PAGE 287 I

200609016425 Filed for Record in FAIRFIELD COUNTY, DH GENE WDOD 07-05-2006 At 03:23 pm. DEED OR Book 1434 Page 2871 - 2873

LIMITED WARRANTY DEED

Paul Michael Wagner and Electa Dariene Wagner, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to Wagner Rentals, LLC, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

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

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 ½ ° West 28 chains and 84 links to a stone in the road; thence south 4 ½ ° West 27 chains and 80 links to a stone; thence South 85 ½° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, at this is \$8 and because the links to the beginning.

HEREFROM the following two tracts:

Tract One:

Being a part of the Northeast Quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the North line of said section also being the centerline of State Route 256 which bears West 817.8 feet from the Northeast corner of said quarter section; thence South 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence West 390.0 feet to an iron pipe; thence North 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence East with said section and centerline 300.0 feet to the place of beginning;

Tract Two:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

transferrel in DR1434

67. 33 Known

80. 11.0 -10.011 70.099 -2.620 67.479

OR | 434 PAGE 2872

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89*44'00" East a distance of 690.00 feet to the point of beginning,

Bearings are based on the North line of the Northeast Quarter Section 30 being North 89°44′00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland. Register Professional Surveyor No. 6416.

description is based on a survey Inc. and was prepared by Rodne	made in August, 2000 by Tobin	-McFarland Surveying,
transplassi i patrabbereinter	SECONSISSIONAS CONSIS	TO THE PROPERTY OF STREET
Parcel No. 049-02634-00		049 -026 34-60
Property Address: 835 Baltimore	e Somerset Road, Baltimore, Ohi	io 43105
Subject to taxes and assessmen premises, all of which the Gran way, leases, conditions, restrict deeds of record for said premise.	itee hereby assumes and exceptions and legal highways, if an	ot easements, rights of y, contained in former
Prior Instrument Reference: \County, Ohio.	/olume 1327, Page 0015, Offi	cial Records, Fairfield
Grantors release all rights of dow	ver therein.	
EXECUTED this <u>28</u> day of	of June	, 2006.
REAL ESTATE CONVEYANCE FEE \$ EXEMPT # \(\text{Y} \)	Electa Dariene Wagner	edyne
EXEMPT #	Paul Michael Wagner	
TRANCEEPER		

TRANSFERRED

JUL 05 2006

Ballace Centers
County Auditor, Fairfield County, Ohio

2

OR 1434 PME 2873

STATE OF OHIO COUNTY OF Franklis, SS:	
Before me, a Notary Public, in and for said Cour above named Electa Darlene Wagner who acknowledge for the same is her for	owledged that she did sign the
IN TESTIMONY WHEREOF, I have here 2Y day of, 2006.	unto set my hand and official seal, this
1/4	
	Public - State of Ohio
STATE OF OHIO	DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW HORALY FUELD, STATE OF OND
COUNTY OF Franklis, SS:	fify contrained has no expiration date.
	· · · · · · · · · · · · · · · · · · ·
Before me, a Notary Public, in and for said Cour above named Paul Michael Wagner who acknow instrument and that the same is his free act and	viedged that he did sign the foregoing
IN TESTIMONY WHEREOF, I have hered Zy day of, 2006.	unto set my hand and official seal, this
Motary Notary	Public - State of Ohio
<i>/</i> · · ·	OUGLAS J. SCHOCKMAIN, ATTORNEY AT LAW HOURT FUELLS, STATE OF OTHO HIS commission has a september of the Section 147,05 ft.C.

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215

BR 1434 PAGE 2868

200600016424 Filed for Record in FAIRFIELD COUNTY, DH GENE WODD 07-05-2006 At 03:23 pm. DEED 36.00 OR Book 1434 Pase 2868 - 2870

LIMITED WARRANTY DEED

Paul Michael Wagner and Electa Darlene Wagner, husband and wife, for valuable consideration paid, grant, with limited warranty covenants to Wagner Rentals, LLC, an Ohio limited liability company, whose tax mailing address is 7498 Ruffner Road, Baltimore, Ohio 43105, the following described real property:

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:

bed in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing the state of the second and the second sec

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". This description is based on a survey made in August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

\$4,43,000,000,000,000 ft.

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.

20000 10 10001G 10	s source bressinges, sombeer to sit of Milliot	i iliio conveyance is made
REAL ESTATE CONVEYANCE FEE \$ EXEMPT # ///	TRANSFERRED	POPE TO POPE AND DEAN ACTION OF THE POPE ACTION OF T
Bribare Central AUDITOR, FAIRFIELD COUNTY, OHIO	Barbare Centres Gounty Auditor, Fairfield County, Whio	

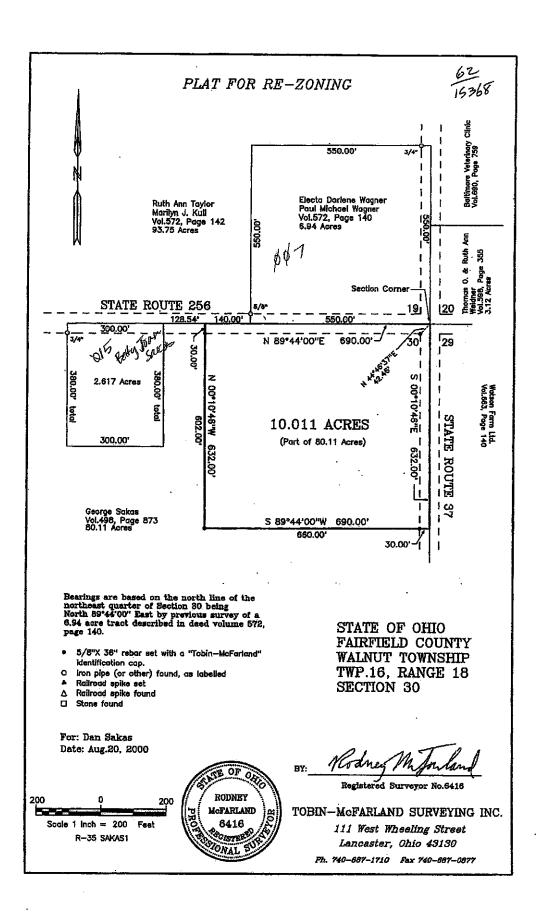
OR 1434 PAGE 2869

Prior Instrument Reference: Volume County, Ohio.	∍ 1327, Pag	e 017, Official	Records, F	airfield
Grantors release all rights of dower.				
EXECUTED this 28 day of J	ine	 	2006.	
	Cluda Electa Darie	<u>i kulue /</u> ne Wagner	etypu	:
	Paul Michael	Wagner	2	
STATE OF OHIO COUNTY OF Franklis , SS:				
Before me, a Notary Public , in and for above named Electa Darlene Wagne foregoing instrument and that the same	er who ackn	owledged that	onally appear she did sig	ed the In the
IN TESTIMONY WHEREOF, I have day of, 2006.	ave hereunto	set my hand a	nd official sea	al, this
	17	c 00		
STATE OF OHIO COUNTY OF Forking, ss:	Notary Bull	NOTARY PUBLIC, STATE OF My commission has an expired Section 147.03 R.C.		
Before me, a Notary Public , in and for above named Paul Michael Wagner whinstrument and that the same is his free	o acknowled	ged that he did	nally appears sign the fore	ed the egoing
IN TESTIMONY WHEREOF, I ha	ave hereunto	set my hand ar	nd official sea	i, this
	Jay	s M) 	
	DOUGLAS J	STATE OF ONK SCHOCKMAN, ATTO NOTIFIC THE OF OH COMMISSION 147 GS 71.C.	RNEY AT LAW 10	

OR 1434 PAGE 2870

1

This instrument prepared by: Douglas J. Schockman, Esq. Lane, Alton & Horst LLC 175 South Third Street, Suite 700 Columbus, Ohio 43215



Ohio General Warranty Deed

04010020

Know all Men by These Presents

TIST Sakas Corner, LTD, an Ohio Limited Liability Company, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 496, Page 873 and being more fully described as follows:

Beginning in the intersection of Baitimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44*46*37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00°10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00*10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence, North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acree.

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44′90° East by a previous survey of 6.94 acre tract described in Deed Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 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 August, 2000 by Tobin-McFarland Surveying, inc. and was prepared by Rodney McFarland, Register Professional Surveyor No. 6416.

Parcel No. 049-02634-20

THE REPORT OF THE PROPERTY OF

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 essements, 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 1126, Page 210, Official Records, Fairfield County, Ohio.

•	R	A	N	S	F	E	R	R	E	D
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REAL ESTATE CONVEYANCE

FEE\$ 104.50

FEB 0 3 2004

EXEMPT#

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Carrier Cerrier

Barbara Cutisa

AUDITOR, FAIRFIELD COUNTY, OHIO

200400003080 Filed for Record in FAIRFIELD CDUNTY, OH GENE WOOD 02-03-2004 Rt 02:47 PM. DEED 28.00 OR Book 1327 Page 17.

DR 1327 PAGE 0018

Executed this 29th day of January, 2004.

Sakes Corner, LTD

an Ohio Limited Liability Company

Daniel G. Sakas, Member

State of Ohio County of Nairfield, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel G. Sakas, Member of Sakas Corner, LTD, an Ohio Limited Liability Company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said company.

In Testimony Wilereof, I have hereunto set my hand and official seal, at Lancaster, Ohio this 29th day of January, A.D., 2004.

hund win

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



04010020

Know all Men by These Presents

TITAL Daniel G. Sakas, married, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Paul Michael Wagner and Electa Darlene Wagner, the following real property:

Parcel One:

Ohio General Warranty Deed

Situated in the County of Fairfield, State of Ohio and in the Township of Walnut.

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Streen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 ½° West 28 chains and 84 links to a stone in the road; thence South 4½° West 27 chains and 80 links to a stone; thence South 85½° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36' East 27 chains and 80 links to the beginning, containing 80 and elemented the road;

EXCEPTING THEREFROM the following two tracts:

Tract One:

Being a part of the Northeast Quarter of Section 30, Township 16 (Walnut), Renge 18, Fairfield County, Ohio; bounded and beginning at a nail in the North line of said section also being the centerline of State Route 256 which bears West 817.8 feet from the Northeast corner of said quartersection; thence South 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet, thence West 300.0 feet to an iron pipe; thence North 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence East with said section and centerline 300.0 feet to the place of beginning;

Tract Two:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30:

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch rebar set;

thence, South 00*10'46" East a distance of 632.00 feet to a point on the East line of Section 30;

thence, South 89"44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

thence. North 89°44'00" East a distance of 690.00 feet to the point of beginning

Bearings are based on the North line of the Northeast Quarter of Section 30 being North 89°44′00° East by a previous survey of 6.94 acre tract described in Dead Volume 572, Page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 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 August, 2000 by Tobin-McFarland Surveying, Inc. and was prepared by Redney McFarland, Register Professional Surveyor No. 6416.

Parcel No. 049-02634-00



PCL Ø12-8A1CAS

OR 1327 PAGEO 016

Subject to taxes and assessments which are now or may hereafter become itens 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.



Lora Lee Sakas, spouse of the grantor, releases all rights of dower therein.

Executed this 29th day of January, 2004.

State of Ohio County of Franklin, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel G. Sakas, married, and Lora Lee Sakas, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Wherenf, I have hereunto set my hand and official seal, at Canal Winchester, Ohio this 29th day of January, A.D., 2004.

Notary Public - State of Ohio

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 676 EAST MAIN STREET, LANCASTER OHIO 43130



CHERYL L. WESSEL Notary Public, State of Ohio My commission expires 3-31-05

TRANSFERRED

FEB 0 3 2004

EXEMPT#

Berbara Centisa

AUDITOR, FAIRFIELD COUNTY, OHIO

Know all Menby these Presents

Chat

Daniel G. Sakas, married, and Lora L. Sakas, his wife, of Franklin County, State

of Ohio, for valuable consideration paid, grants with general warranty covenants, to Sakas

Corner, LTD., whose tax mailing eddress is 1370 Cambridge Blvd, Columbus, Ohio 43212

the following real property:

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 19, Section 30.

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows:

Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (state Route 37), and the northeast corner of Section 30,, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 inch reber set;

thence South 00°10'46" East a distance of 632.00 feet to a point on the east line of Section 30;

thence South 89°44'00" West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;

thence North 00°10'46" West, passing a 5/8 inch reber set at 602.00 feet, a distance of 632.00 feet to a point on the north line of section 30;

thence North 89°44'00" East a distance of 690.00 feet to the point of beginning, containing 10.011 acres.

Bearings are based on the north line of the northeast quarter of section 30 being North 89°44'00" East by a previous survey of 6.94 acre tract described in deed volume 572, page 140, and are used to denote angles only. Rebars set are 5/8 inch by 36 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 August 2000 by Tobin-McFarland surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

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

Prior Instrument Reference: Volume 1120 , Page 599 , Official Records, Fairfield County, Ohio.

Lore L. Sakas, spouse of the grantor, releases all rights of dower therein.

Withers

Its hand this _____ day of September, 2000.

<u>54L 21/26</u>0 62/15368

Signed and acknowledged in presence of

Mary J. Gurnside

Mary Burnado

State of Ohio,

Daniel G. Sakes
Lore L. Sakes

Exempted from Fairfield County Subfiction Regulations. This accounts does not have fast the parcel in question is consistent with aming another health department regulations.

R. Brooke Derie / HK

County

Ounty, 'ss. Before me, a Notary Public in and for said County and State, personally

THIS PARCEL IS NOT LOCATED IN ANY DEMTERS FEMA PLOSO INAZARD AREA

appeared the above named

OR 1126 PAREO 211

Daniel G. Sakas, married and Lora L. Sakas, his wife, 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

2000.

Niptery Public - State b



MARK R. RIEGEL.
Attorney at Law
Natary Public, Sweet COMMISSION

This instrument prepared by

RAY R. MICHALSKI, ATTORNEY AT LAW DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON 144 E MAIN ST, LANGASTER OH 43130

TRANSFERRED

GCT 4 2000

Below Centres

200000023250 Filed for Record in FAIRFIELD CO, OH SENE WOOD On 10-04-2000 02:36 PM. DEED 14.00 OR Book 1126 Page 210 - 211

REAL ESTATE CONVEYANCE

FEE \$_

EXEMPT # EX M

Berbara Centina

AUDITOR, FAIRFIELD COUNTY, OHIO

राजनां प्रतिकृति । वीरात्रात्वे । इति विदेश । एत्र विद्याले क्षित्वे चार्चा व्यक्ति वा स्वत्यात्व । विद्याले व्यक्ति व्यक्ति व्यक्ति व्यक्ति । विद्याले विद

Carry &

DOBECH, JUNESTON, MILLER, GEILVIE

PROBATE COURT OF HERMINER COUNTY, OHIO

STATE OF George	rge Sakas		, DECEASI
ase No58669		•	17.1
	CERTIFICAT	E OF TRANSFE	
:			Marie in friencische aus (17)
			Marie Committee Committee
scribed in this certificate. The plows.	28, 1999 persons to whom su	ch real estate passed l	owning the real est by devise, descent or election are
ane		eldence ddrees	Interest in Res
Daniel G. Sakes	1270 0 1		
		ridge Blvd.	Entire
	Columbus,	OH 43212	2000315105
REAL ESTATE CONVEYANCE		Fi Fi	1000015185 led for Record in
	TRANSFE		E 4000 87-13-2888 €2:55 ps.
FEE \$		OR	87-12-2000 82155 pe. 87-12-2000 82155 pe. 81 1885 14.00 Book 1118 Page 335 - 336
EXEMPT#	JUL 134	TRANSS	
Berbara Cutica	Berline C	Wite-	
AUDITOR, FAIRFIELD COUNTY, OHK	County Agency, Feeting	AUG 4	2000
rpiete if applicable) The real est ecedent's surviving spouse, — It of the unpaid balance of the ap		e which is part of the su	in favo
FOR RECORDER'S U	SE ONLY		is document is a true copy of th
real (STATE CONVEYANCE	original kept by me of this Court. The	e as custodien of the official record original was filed day (
FEE \$.	- 010	STE	FRI O. WILLIAMS Common March Science udge and Ex-Officio Clerk.
Kin County Recorder	TI EXC	Proteste J	edge and Ex-Officio Clark.
Parder's Fee \$AUDITO	Abare Cutias	Win & Arac	LICE HICK Deputy Class
HOUIT	/**, : /**** (CUUIT), !	AUG AUG	(SEAL)

RE. RECORDED TO CORRECT FILING ORDER.

OR 1118 PAGE 0336

FAIRFIED 1120 PASEO 600

the entire interest

PROBATE COURT OF 斑斑斑蛇斑 COUNTY, OHIO TANTENCE A DELCKIC ... LLDGE.

ESTATE OF	George	Sakes	 - 	, DECEASED
Case No.	58669		۶,	

CERTIFICATE OF TRANSFER

NO.	

The decedent's interest in the entire interest is .

The real estate, the transfer of which is memorialized by this certificate, is described as follows (describe below, using extra sheets if necessary.]

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

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4" and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

Excepting therefrom the following tract:

Being a part of the northeast quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the north line of said section also being the centerline of State Route 256 which bears west 817.8 feet from the northeast corner of said quartersection; thence south 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence west 300.0 feet to an iron pipe; thence north 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence east with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres more or less and being subject to all legal rights-of-way of record.

200000018044 Filed for Record in FAIRFIELD CO, OH GENE WOOD 00 08-04-2000 11:15 am. CERT TRANS 14.00 /6.00 OR Book 1120 Page 599 - 600

Parcel No.: Part of Parcel No. 049-02634.00

Last Transfer: Dead Book 498, page 873

Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212

Address of property: Beltimore-Somerset Road

OR 1118 PAGE 0335

PROBATE COURT OF EERABEERS COUNTY, OHIO TAMBENCE A BELSKIS INDGE

ESTATE OF Geo	rge Sakes		, DECEASED
Case No58669			•
	CERTIFICATE C	TDANCEED	** *
			•
	., NO. <u>3</u>		Marrier agreementable and the
Decedent died on <u>June</u> described in this cartificate. The follows.	28, 1999 persons to whom such re	ral estate passed by (owning the real estate service, descent or election are as
Name	Roekie Addre		interest in Nozi Estate so Pessing
Daniel G. Sakas	1370 Cambrid	ge Blvd.	Entire
	Columbus, OH	43212	
		2000 Filer	MGI 5185 For Record in
REAL ESTATE CONVEYANCE	TRANSFER	DET) SENE	WOOD
FEE\$		CERT	-13-2600 82:55 ps. TRINS 14.60 ok 1118 Page 335 - 336
EXEMPT #	JUL 1 3 200)	1110 1491 000 000
Barbara Centres		<u> </u>	
AUDITOR, FAIRFIELD COUNTY, O	Below Curi	Los .	
AND THE PROPERTY COUNTY, U	HIO COMPANIE		
[Complete if applicable] The real e of decedent's surviving spouse, spect of the unpaid balance of the		hich is part of the survi	, in re-
FOR RECORDER'S	USE ONLY	I certify that this	document is a true copy of the
Received 20 A	- · ·	original kept by me of this Court. The o	es custodian of the official records doise mass filled25xx day of 20_no N OXIX.IA. manage custoff below. Tog anti fix-24ficia Clark.
Recorded 20 .		60.00	
Franklin County Recorder	1	Proteste Jus	ige and Ex-Suidio Glerk.
Recorder's Fee \$		BAROG	Deputy Clerk.
FRANKI	IN COUNTY FORM 12.A	CERTIFICATE OF TR	ANSFER

OR 1118 MOED 336

FAIRFIELD

PROBATE COURT OF EDANKEIN COUNTY, OHIO

TERRIPENCE AND ELSING HAD GET

ESTATE OF	George Sakas	, DECEASED
Case No.	58669	

CERTIFICATE OF TRANSFER

NO.	3	
-----	---	--

aili ir

the entire interest The decedent's interest in the entire interest is ...

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary.]

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

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4" and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and elaver one-hundredth acres.

Excepting therefrom the following tract:

Being a part of the northeast quarter of Section 30, Township 16 (Walnut), Range 18, Fairfield County, Ohio; bounded and beginning at a nail in the north line of said section also being the centerline of State Route 256 which bears west 817.8 feet from the northeast corner of said quartersection; thence south 380.0 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence west 300.0 feet to an iron pipe; thence north 380.0 feet to a nail in said section and centerline passing an iron pipe at 350.0 feet; thence east with said section and centerline 300.0 feet to the place of beginning; containing 2.62 acres more or less and being subject to all legal rights-of-way of record.

Parcel No.: Part of Parcel No. 049-02634.00

Last Transfer: Deed Book 498, page 873

Tax Mailing Address: 1370 Cambridge Blvd., Columbus, Ohio 43212

Address of property: Baltimore-Somerset Road

1 403 - OHIO WARRANTY DEED



That. Industrial Building Corp.

a Corporation, the Grantor,

for the consideration of One Dollar (\$1.00) and other valuable considerations received to its full satisfaction of

George Sakas,

, the Grantee ,

whose TAX MAILING ADDRESS will be P. O. Box 98, Baltimore, Chio

does Cive, Grant, Bargain, Sell and Convey unto the said grantee , George his heirs and assigns, the following described premises, situated in the Sakas, Township Walnut , County of Fairfield and State of Ohio:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 852 West_28 chains and 84 links to a stone in the road; North 85½ West 28 chains and 84 links to a stone in the road; thence South 4½ West 27 chains and 80 links to a stone; thence South 85½° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

REFERENCE: Vol. 401, Page 496, Fairfield County, Ohio Deed Records.

TRANSFERRED

REAL ESTATE CONVEYANCE

JUL 3 1 1980

De M. Jollinger ECORDER - FAIRHELD COUNTY LANCASTER, OHIO 43130

DESCRIPTION AFFROVED FOR TRANSFER

PCI NO.

DAVE: 7/3//90
FARFILLD CO. LINGT. LEON 1. WOLFORD

ST

TOU THIS DOE

f VOL 498 PAGE 874

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

Un Haur and in Huld the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee , George Sakas, hisheirs and assigns foregon

And Industrial Building Corp.

the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee ,George Sakas. / heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever,

and that it will Marrant and Briend said premises, with the appurtenances thereunto belonging, to the said Grantee , George Sakas, his heirs and assigns, against all lawful claims and demands whatsoever.

In Withress Whereast said corporation hereunto sets its hand and corporate seal, by George Sakas its President

and James W. Miller its Secretary this

28th day of July , in the year of our Lord one thousand nine hundred and eighty (1980).

Signed and acknowledged in presence of By: Secretary

Shulling F. Slaten

And By: Times Willing CORP

Its President

Stauly F. att And By: Times Willing Secretary

State of Ohio. Before me, a notary public

ss. in and for said County and State, personally appeared

the above named Industrial Building Corp.

its President

and James W. Miller

George Sakas

its Secretary

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of

thein personally and as such officers.

In Centinumy Migrent, Lhave hereunto set my hand

Brance T. Frant, Attorney At Lan

Hallow Public - State of Ohio

Hallow Public - State of Ohio

Lancaster; Ohio...

Section 147.03 R.O.

this 28th day of May A.D. 1

This instrument prepared by

James W.Miller, Attorney at Law.

Network Lopi

. VOL. 498 PAGE 875



Know all Men by these Aresents

Ulrat

George Sakas and Alexandra Sakas, his wife,

of the Township of Pleasant founds of Fairfield and State of Ohio Grantors in consideration of the sum of One Dollar and other good and valuable consideration them pand by

Industrial Building Corp., an Ohio corporation, Route 1

of the Village of Baltimore County of Fairfield and State of Ohio Granter the receipt whereaf is hereby acknowledged, do hereby grant, bargain, sell and control the said Granta

Industrial Building Corp.

its successors -herry and assigns forever the following Real Estate situated in the Counts of Fairfield in the State of Ohio and in the Township of and bounded and described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85% West 28 chains and 84 links to a stone in the road; thence South 4% West 27 chains and 80 links to a stone; thence South 85% East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

Subject to a lease to Sakas, Inc.

Last Transfer: Deed Record Volume 375 , Page 101

Eo have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Industrial Building Corp.

its successors

Loirs and assigns forever.

And the said Granter,

George Sakas,

for himself

and his

heirs.

does hereby covenant with the said Grantee

Industrial Building Corp.

successors
its / heirs and assigns, that he is lawfully seized of the premises
aforesaid; that the said premises are Free and Charfform all Janumbrances whatsoeher
Excepting taxes now a lien on said premises which the Grantee hereby
assumes and agrees to pay;

Í

will forever Warrant and Defend the same, with the and that appurtenances, unto the said Grantee Industrial Building Corp. its successors against the lawful claims of all persons whomsoever -hairs and assigns In Witness Whereaf the said Granter George Sakas and Alexandra Sakas, his wife, who hereby release 8 right hereunta set their hand s this 30th in the year of our lord one thousand nine hundred and dayal September seventy-one Signed and acknowledged in presence of George Sakas lilexaudra Alexandra Sakas The State of onio County 55 FAIRFIELD Be it Remembered That on this 30th Se tember Notary Public 1.11.1971 before me the subscriber in and for said county, personally came the above named George Sakas and Alexandra Sakas, the Grantur 8 in the foregoing beed, and acknowledged the sugning of the same labe their voluntary act and deed, for the uses and purposes therein mentioned subscribed my name and affixed the day and Sear tast William G. Coultrap y Public - State of REAL ESTATE CONVEYANCE Notary Public -Exempt # Mill M Wollden Auditor, Fairfield County. Chin This instrument prepared by William G. Coultrap, Attorney at Law

Coro Building

OR BK 1722 PG 2770

TRANSFER NOT NECESSARY

OCT 24 2016 V

Jan 2. Ll. L. J.
County Auditor, Fairfield County, Ohio

ODOT RE 208 Rev. 09/2012 201600019120
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
10-24-2016 At 02:12 pm.
EASEMENT 84.00
OR Book 1722 Pase 2770 - 2778

18-16-19

ED State

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Wagner Rentals, LLC, the Grantor(s) herein, in consideration of the sum of \$3,000.00, to be paid by the State of Ohio, Department of Transportation, do hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 1-SH1, SH2

DO5-FY2017 Signal Upgrade (S.R. 37 & S.R. 256)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF Fairfield County Current Tax Parcel No. 049-02533-10, 049-02634-20 Prior Instrument Reference: OR 1434, Page 2874; OR 1434, Page 2868; Fairfield County Recorder's Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

OR BK 1722 PG 2771

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

OR BK 1722 FG 2772

IN WITNESS WHEREOF Wagner Rentals, LLC, has caused its name to be subscribed by

C. WHELE WILNER	, its duly authorized agent on the _ day of
SEPTEMBEL , 2016.	
•	Wagner Rentals, LLC
	E), 1
.1	By: E Dalme upynew
STATE OF OHIO, COUNTY OF	_
BE IT REMEMBERED, that on the	20th day of September, 2016, before
me the subscriber, a Notary Public in a	nd for said state and county, personally came the above
named E. Daclene Wagner, who a	acknowledged being theand
J	ls, LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said	entity.
In Testimony Whereof, I have	e hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.	
Kathyn A Badjeley, Netwy Public In and For The State of Obio My Commission Express August 13, 2019	NOTARY PUBLIC My Commission expires: August 13, 3019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

OR BK 1722 PG 2773

IN WITNESS WHEREOF Wagner Rentals, LLC, has caused its name to be subscribed by

PAUL M. WRIEL	, its duly authorized agent on the <u>2010</u> day of
<u>SEPTEMBEL</u> , 2016.	
	Wagner Rentals, LLC
	_
By	and the second
STATE OF OHIO, COUNTY OF Fair	field ss:
BE IT REMEMBERED, that on the	20th day of September, 2016, before
	for said state and county, personally came the above
	LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said en	
In Testimony Whereof, I have he	creunto subscribed my name and affixed my official
seal on the day and year last aforesaid.	
	NOTARY PUBLIC My Commission expires: August 13, 2019

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

OR BK 1722 PG 2774

EXHIBIT A

Page I of 3

RX 270 SH

Rev. 06/09

Ver. Date 11/12/15

PID 95383

PARCEL 1-SH1 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 19, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH1

Being a parcel of land lying on the left side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet left of centerline station 25+94.22 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 16+57.36 of the centerline of survey & construction, S.R. 37, said point being the TRUE POINT OF BEGINNING.

Thence, along the existing Right of Way line of S.R. 256, North 86 degrees 56 minutes 52 seconds West a distance of 28.22 feet to a set iron pin on the proposed Right of Way line, said pin being located 30.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;

EXHIBIT A

Page 2 of 3 Rev. 06/09

RX 270 SH

- Thence, along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 12.00 feet to a set iron pin, said pin being located 42.00 feet left of centerline station 25+66 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 11.00 feet to a set iron pin, said pin being located 42.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 8.00 feet to a set iron pin, said pin being located 50.00 feet left of centerline station 25+77 of the centerline of survey & construction, S.R. 256;
- Thence, continuing along said proposed Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 17.40 feet to a set iron pin on the existing Right of Way line of S.R. 37, said pin being located 50.00 feet left of centerline station 25+94.40 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 16+77.36 of the centerline of survey & construction, S.R. 37;
- Thence, along said existing Right of Way line, South 03 degrees 34 minutes 46 seconds West a distance of 20.00 feet to the POINT OF BEGINNING.

It is understood that the above described area contains <u>0.011</u> acres more or less, including the present road which occupies <u>0.000</u> acres, more or less, which is to be deducted from the value of Auditor's Parcel Number <u>049-02533-10</u>.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

OR BK 1722 FG 2776

EXHIBIT A

Page 3 of 3

RX 270 SH

Rev. 06/09

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2874 of Fairfield County, Ohio.

Charles W. Price, Jr. P.S. 7825

Date

CHARLES W. PRICE, JR. S-7625

OR BK 1722 FG 2777

EXHIBIT A

Page 1 of 2

RX 270 SH

Rev. 06/09

Ver. Date 11/22/15

PID 95383

PARCEL 1-SH2 D05-FY2017 SIGNAL UPGRADE (S.R. 37 & S.R 256) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Township of Walnut, Section 30, Range 18 West, Township 16 North, and being more particularly described as follows:

PARCEL NO. 1-SH2

Being a parcel of land lying on the right side of the centerline of survey of S.R 256 made by the Ohio Department of Transportation, as shown on file in plans D05-FY 2017 Signal Upgrades (S.R. 37 & S.R. 256) at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof:

Beginning at a point on the existing Right of Way line, said point being located 30.00 feet right of centerline station 25+93.85 of the centerline of survey and construction, S.R. 256, also being 30.00 feet left of centerline station 15+97.55 of the centerline of survey & construction, S.R. 37, said point being the TRUE POINT OF BEGINNING.

Thence, along the existing Right of Way line of S.R. 37, South 03 degrees 13 minutes 25 seconds West a distance of 25.00 feet to a set iron pin on the proposed Right of Way line, said pin being located 55.00 feet right of centerline station 25+93.78 of the centerline of survey & construction, S.R. 256 also being located 30.00 feet left of centerline station 15+72.55 of the centerline of survey & construction, S.R. 37;

EXHIBIT A

Page 2 of 2

RX 270 SH

Rev. 06/09

Thence, along said proposed Right of Way line, North 86 degrees 56 minutes 52 seconds West a distance of 18.78 feet to a set iron pin, said pin being located 55.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, continuing along said proposed Right of Way line, North 03 degrees 03 minutes 08 seconds East a distance of 25.00 feet to a set iron pin on the existing Right of Way line of S.R. 256, said pin being located 30.00 feet right of centerline station 25+75 of the centerline of survey & construction, S.R. 256;

Thence, along said existing Right of Way line, South 86 degrees 56 minutes 52 seconds East a distance of 18.85 feet to the POINT OF BEGINNING.

It is understood that the above described area contains <u>0.011</u> acres more or less, including the present road which occupies <u>0.000</u> acres, more or less, which is to be deducted from the value of Auditor's Parcel Number <u>049-02634-20</u>.

All set iron pins are 3/4" x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, Grid Coordinates, South Zone, N.A.D. 1983 (Conus) Geoid 12A (Ohio) as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price, Jr. P.S. 7825.

Prior Instrument Reference as of the date of this survey was prepared: Official Record 1434 page 2868 of Fairfield County, Ohio.

Charles W. Price, Jr. P.S. 7825

11/16/13

S/ONAL S

201300007174
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-03-2013 At 12:18 ps.
EASEMENT 52,00
Rock 1428 Pses 3143 -

1628 Pase 3143 - 3147

OR Book

TRANSFER NOT NECESSARY

APR 03 2013

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. WAGNER and E. DARLENE WAGNER, dba WAGNER RENTALS LLC, an Ohio Limited Liability Company, the "Grantor" herein, for and in consideration of valuable consideration paid by the VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation, the "Grantee" herein, hereby grants to Grantee, its successors and assigns forever, a permanent easement as hereafter described in, through and under the following described real estate for the purposes of and under the conditions hereinafter set forth across the following described real property:

See EXHIBIT 1 for the complete legal description of said permanent easement area, which exhibit is attached hereto and incorporated herein.

Permanent Easement: A permanent easement is hereby granted for the purpose of constructing, operating and maintaining a water line and a sanitary sewer line and all appurtenances thereto for the Grantee's State Route 256 Sanitary Sewer Extension Project (the "Project"), to be constructed in the easement described in the attachment hereto, said attachment designated as EXHIBIT 1.

The Grantor shall fully use and enjoy the said property except for the purposes herein granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the construction, maintenance, operation, replacement or repair of said water line or sanitary sewer line or appurtenances, or the ingress/egress to said areas, and the Grantor shall not change the grade over such permanent or ingress/egress areas, except with the written approval of the Grantee, which approval shall not be unreasonably withheld.

The Grantee shall have the right hereunder, at all times, to enter upon the easement to do all things necessary for the purpose of accessing, constructing, operating, maintaining, inspecting, repairing, renewing, removing or replacing said water line or sanitary sewer line and all appurtenances thereto, in, over, across or under said easement.

The Grantee shall, insofar as practicable after the construction of the above described water and sanitary sewer line and all appurtenances, restore all property herein described and

OR | 628 PAGE3 | 44

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 2

•

belonging to the Grantor or its successors and assigns, except buildings, trees or other structures within the easement area, to its original condition.

THE GRANTEE SHALL HAVE AND HOLD the above described permanent easement with all rights, privileges and appurtenances as described herein and belonging to the Grantee, its successors and assigns forever, for the uses and purposes permitted herein.

The covenants herein shall run with the land.

The Grantor further covenants with the Grantee, its successors and assigns that it is well seized of the said premises as stated, in fee simple, and that it will warrant and defend the title of said premises against all claims except any taxes, assessments due and to become due, and easements and restrictions contained in all former instruments of record.

Acceptance of this easement by the Grantee acknowledges acceptance of the terms. conditions and covenants contained herein.

IN WITNESS WHEREOF, the said Grantor has set its hand hereto.

WAGNER RENTALS LLC by:

E. DIPLYSE WIKNEL MINISTO (Printed name & title)

DR 1628 PAGES 145

Permanent Water & Sanitary Sewer Easement Between Wagner Rentals LLC and the Village of Baltimore, Ohio - Page 3

STATE OF OHIO }
COUNTY OF FAIRFIELD }

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

JAMES L. KELLER Notary Public In and for the State of Ohio My Commission Expires Lifetime Commission

Notary Public, State of Ohio

Prior instrument reference: O.R. 1434, Page 2871, Deed Records of Fairfield County, Ohio.

This instrument prepared by:
Jeffrey Feyko, Esq.
Baltimore Village Solicitor
115 North Center Street
Pickerington, Ohio 43147
Phone: 614-837-1870
Fax: 614-837-2235
Email: fevkolaw@aol.com

OR 1628 PASE 3146



III West Wheeling Street Lancaster, Ohio 43130 Phone (746) 687-1710 Pax. (740) 687-0877

Description of a 20 Foot Utility Easement

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, northeast quarter of Section 30.

Being over part of the 10.011 acre tract described in a deed to Wagner Renails LLC as recorded in Official Record 1434, Page 2868 and part of the \$0.11 acre tract described in a deed to Wagner Reutals LLC as recorded in Official Record 1434, Page 2871 and being more fully described as follows:

Beginning for reference at the northeast corner of Section 30 and the intersection of the centerlines of Baltimore-Somerset Road (SR256) and Lancaster-Newark Road (SR37);

thence South 89 degrees 44'00" West a distance of 690.00 feet to the northwest corner of said 10.011 acre tract

thence South 00 degrees 10'46" East a distance of 30.00 feet to a 5/8 inch reber previously set on the west line of said 10.011 acre tract and the TRUE POINT OF BEGINNING;

thance with the south right of way line of Baltimore-Somerset Road, North 89 degrees 44'00" East a distance of 660.00 feet to a point on the west right of way line of Lancaster-Newark Road:

thence with the west right of way line of Lancaster-Newark Road, South 00 degrees 10'46"
East a distance of 1804.76 feet to a 3/4 inch iron pipe found on the south line of said 80.11 acre

moe with the south line of said 80.11 acre tract South 89 degrees 43'50" West a distance of 20.00 feet to a point;

thence North 00 degrees 10'46" West a distance of 1784.76 feet to a point;

thence South 39 degrees 44'00" West a distance of 640,00 feet to a point on the west line of said 10.011 acre tract;

thence North 00 degrees 10'46" West a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 1.122 acres.

Bearings are based on the 10.011 acre tract described in Official Record 1434, Page 2862 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plantic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

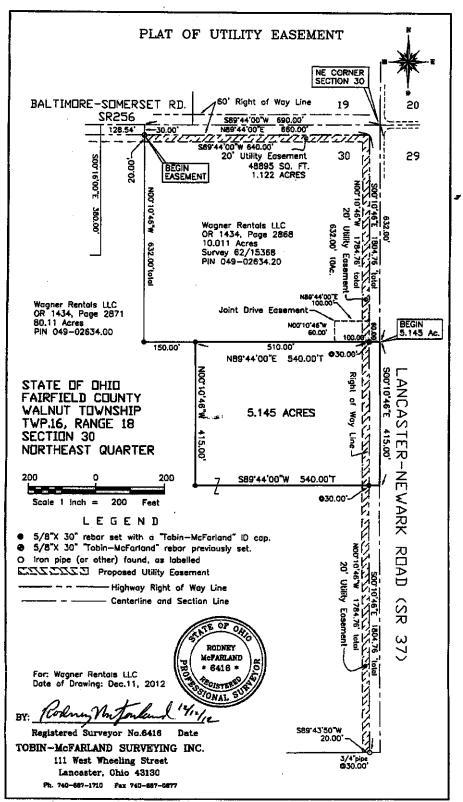
This description is based on a survey made in December of 2012 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No.

USB R1 wagner joint drive

STE OF ONLO Rodney McFarland, P.S. Date RODNEY Dec.11,2012 Original on 14 MCFARLAND SONAL SU

EXHIBIT

OR 1628 PAGES | 47



250 'x 540'

DR 1628 PAGES 154

AGREEMENT FOR EXTEATERRITORIAL WATER AND/OR SEWER SERVICES AND CONSENT TO ANNEXATION

The Village of Baltimore, Ohio agrees to furnish surplus amounts of the following utility services:

X Water (check as appropriate)

TRANSFER NOT NECESSARY

X Sewer (check as appropriate)

APR 03 2013

to the Owner(s) of the property described below:

Name(s):

WAGNER RENTALS LLC

County Auditor, Fairfield County, Ohi

Address:

950 Balti nore-Somerset Rd, NE, 835 Baltimore-Somerset Rd, NE, and 0 Baltimore-Somerset Rd, NE, Baltimore, Ohio 43105

Fairfield County Parcel Nos.: 0490253310, 0490263400 and 0490263420

Deed References: OR Book 1434, Page 2874, OR Book 1434, Page 2871 and OR Book 1434 Page 2868, Deed Records of Fairfield County. Ohio

according to the following term., conditions, and covenants:

201300007176
Filed for Record in
FAIRFIELD COUNTY, OH
GENE MODD, COUNTY RECORDER
04-03-2013 At 12:18 pm.
48.00
GR Book 1628 Pase 3154 3156

- 1) The term of this agreement is indeterminate.
- 2) This agreement is for su plus utility services only.
- 3) Once the property served by this Agreement becomes contiguous to the corporate limits of the Village of Baltin ore, the Owner(s) of the property agrees to annex the property into the Village of Baltin ore and cooperate with all efforts to do so.
- 4) The parties agree that the covenants in this Agreement shall run with the land and burden the real property served by the utility services covered by this Agreement, and that the Village has a right to record the Agreement and enforce it against current and future title holders.
- fi the property served by this Agreement becomes contiguous to the corporate limits of the Village of Baltimore, and the Owner of the property fails to cooperate with all efforts to annex the property in o the Village of Baltimore, then the Village may terminate this contract and all associated services with thirty (30) days notice. In such a case the Owner shall indemnify the Village for all of the Village's legal and consulting fees incurred in connection with the Owner's lack of cooperation.

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- All charges to be paid by the Owner for utility services as set forth herein, including but 6) not limited to tap fees and user fees, and all other terms of such service not identified herein, shall be the same as set forth in legislation passed by the Council for the Village of Baltimore, as such legislation exists now or is adopted in the future.
- No party shall connect to the waterline adjacent to the premises of the Owner without the Owner's prior written consent. The Village shall be required to forward any parties seeking to connect to said waterline adjacent to the premises of the Owner to the Owner for its consent. Any tap fees for said waterline shall be payable to and assessed solely by the Owner.

AGREED Owner(s)

Designee of the Village of Baltimore

WAGNER RENTALS LLC Printed Name

Scott A. Brown, Village Administrator Printed Name

STATE OF OHIO COUNTY OF FAIRFIELD

day of December, 2012, before me the undersigned Notary Public, personally appeared foul we wagner on behalf of WAGNER RENTALS LLC, Owner, and acknowledged the signing of this document to be his voluntary act and deed.



Peggy K. Lawiis, Notary Public In and For The State of Chic My Commission Expline April 04, 2016

OR 1628 PAGES 156

STATE OF OHIO }
COUNTY OF FAIRFIELD}

On the 1-3-201 day of December, 2012, before me the undersigned Notary Public, personally appeared Scott A. Brown, Village Administrator of the Village of Baltimore, Ohio, and acknowledged the signing of this document to be his voluntary act and deed.

muma go plotes

Document Prepared By:

Jeffrey Feyko, Esquire Village Solicitor for Village of Baltimore 115 N. Center Street Pickerington, Ohio 43147 Tel.: (614) 837-1870 Fax: (614) 837-2235



MELISSA JO DOLES Notary Public, State of Ohi My Commission Expires 04-03-2015

RASEMENT

THIS EASEMENT AND RIGHT OF WAY granted this 247/1 day of SETTE 6 EK . 19 87, by and between Ruth Ann Taylor & James A.Taylor her husband, Donald L. Kull & Marilyn Jame Kull, his wife, Electa Barlene Wagner & Paul Michael Wagner, her husband;

hereinafter whether singular or plural, called the "Grantors" and COLUMBIA GAS OF OBIG INC., an Ohio corporation, having an office and place of business at 200 Givic Center Drive, P.O. Box 117, Columbus, Ohio 43215-0117, (hereinafter called the "Gompany").

WITHESSETE:

That for and in consideration of the sum of Three Hundred and no Dollars (\$ 300.00) _the receipt of which is hereby acknowledged, and in further consideration of the promise of the Company to pay the Grantors, the sum of Three Thousand and no Dollars (\$ 3,000.00 before entry is made to construct the same, the Grantors heraby grant and convey to the Company, it successors and assigns, an exclusive easement and right of way to construct, operate, maintain, replace and finally remove in and upon the hereinefter described parcel of land, all such pipelines, regulating, measuring, heating and other equipment of similar nature that Company may use in connection with transporting and distributing gas and/or any other similar substance or substances that can be transported through pipelines, together with a cuitable building to house the aforecaid facilities on lands situate in Walnut Township, Fairfield __ County, Chie, and being more particularly described on Exhibit "A" attached hereto and made a part bereof.

The Company shall indemnify and hold harmless the Grantors and all of their heirs, successors or assigns from and against all claims, damages, losses, suits and actions; including attorney's fees, arising or resulting from the installation, construction, operation, exintenance, repair, replacament or removal of said regulator facilities and pipelines on, over, under and across said premises, unless caused by the negligence of Grantors, their heirs, successors or assigns.

TO RAVE AND TO HOLD all and singular, the Easements and Rights of Way havein granted unto Company, its successors and sasigns so long as the Company or its successors or assigns, shall use the said facilities and equipment for any or all of the purposes hereinbefore set forth.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantors and the Company and their respective representatives, helrs, successors and assigns.

Transfer '47 Heresean'

COT 2 6 1987

Ence P. Rich

IN WITNESS WREREOF, the Grantors, have hereunto set their hands the day and year first above written. Signed, sealed and delivered STATE OF OHIO COURTY OF FAIR FIRED Personally appeared before me, a Notary Public in and for said Ruth Ann Taylor & James A. Taylor, her busband; Donald L. Kull & Marilyn Jane Kull, his wife; Electa Darlene Wagner & Paul Michael Wagner, her husband, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this YYTH day of SENTEMBER My Commission Expires: May 28, 1990 ROBERT W. KIRBY
NOTARY PURICE FOR THE STATE OF DRIED
FRANKLIN COUNTY
MY COMMISSION EXPIRES 0.57-V8-40 ILEGIVEII in Fairfield County, Okio or CLOCK A A SECONDE DOT 27 9 57 SECONDE VOL 55 PAGE 677 1600 26782 OCT 2 6 1987 THIS INSTRUMENT PREPARED BY: COLUMBIA GAS OF OHIO, INC. 20872

. VOL 555 HOE 679

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EXHIBIT "A"

REAL ESTATE DESCRIPTION

FROM: Ruth Ann Taylor

Marilyn Jane Kull Electa Darlene Soliday

TO: Columbia Gas of Ohio, Inc.

The following Real Estate situated in the County of Fairfield in the State of Ohio, and in the Township of Walnut, and bounded and described as follows:

Being a 15' x 20' permanent easement and a 15' wide gas pipeline easement in a 88' acre tract conveyed to the Grantors in Deed Book 529, Page 635, Recorder's Records, Fairfield County, Ohio, situated in the southeast Quarter Section 19, T.16N., R.18W. and being more particularly described as follows:

PERMANENT EASEMENT

Beginning, for reference, at an iron pin found marking the intersection of the centerlines of State Route 256 and State Route 37, the same being the southeast corner of said 88 acre tract and Section 19;

thence South $89^{\circ}41'$ West 487.61 feet, in the centerline of State Route 256, to a point;

thence North I⁰11¹ East 30.01 feet to an iron pin set in the north right-of-way line of State Route 256 marking the pincipal place of beginning and the southeast corner of the herein described permanent easement;

thence South 89 41 West 15.00 feet, in the north rightof-way line of State Route 256, to an iron pin set;

thence North 1011' East 20.00 feet to an iron pin set;

thence North 89°41' East 15.00 feet, parallel with the north right-of-way line of State Route 256, to an iron pin set;

thence South 1011' West 20.00 feet, along an existing utility pole line, to the principal place of beginning, containing 300 square feet more or less.

GAS PIPELINE EASEMENT - 15' WIDE

Beginning in the north line of the above described Permanent Easement, South 89°41' West 7.50 feet from the northeast corner thereof;

thence North 1011 East 631.98 feet, in the centerline of this 15.00 feet wide gas pipeline easement and along the west side of an existing utility pole line, to a point;

thence South 90 00' East 451.02 feet to the terminus point of the herein described centerline of the 15.00 feet wide gas pipeline easement, said terminus point being in the west right-of-way line of State Route 37 (60 feet wide),

REAL ESTATE DESCRIPTION

PAGE 2.

FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

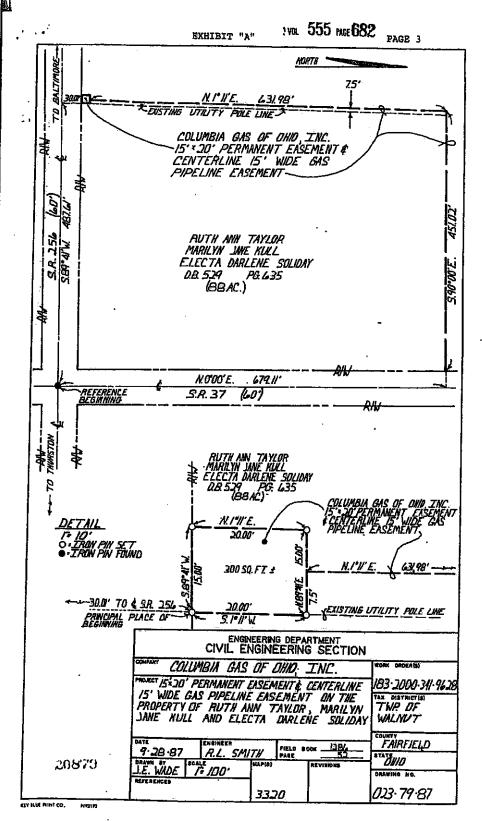
TO: Columbia Gas of Ohio, Inc.

The above described permanent easement and gas pipeline easement being as shown on Drawing No. 023-79-87 attached hereto and made a part hereof. Bearings are based on an assumed direction of North 0000 East for the centerline of State Route 37. Iron pins set are 5/8" rebars with I.D. caps marked "Columbia Gas."

This description is based on an actual survey of the premises in September 1987 by Roger L. Smith, Registered Surveyor No. 5207.

20870

9/87 R.L.S.



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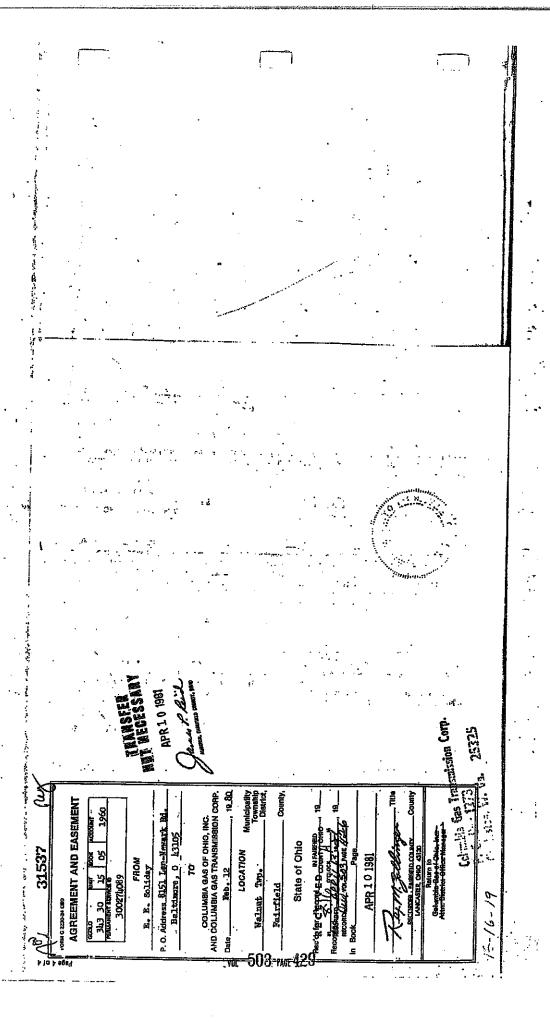
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- 8. In consideration of the pression, Applicant harsby grants to Distribution Company and Transmission Company as exemunt for a gift, acceptable to them, for the hondes of a Company service lim, a cleaner, heater, require, required the pattern of a Company service lim, a cleaner, heater, require, as a pattern to record treaty [20] Sect from the pipoles of Transmission Company; and at Applicant of our onter and expense. Applicant shall furnish, key, connect and emittain the customer service line and house line used for the safe and practical transporting and emittains of grants are served, and instill mater production from entired fever, when required Transmission Company ogrees to furnish, install and maintain the necessary Company service line from the pipoline, which will include any necessary gar density acceptance. All installations performed by persones other than Distribution Company or Transmission Company are subject to Distribution Company and the continue of the pipoline of the p
- Distribution Company shall furnish, at its own cost and expense, the nesters, fittings and service regulators for furnishing the gento be supplied increment to all except large volume outtoners (that is, up to 50 million B.T.U. per day), except an failness with respect to parties regulators:
- (A) If the Transmission Company physics from which Applicant is to be served in operated at a pressure not exceeding 60 perg. Distribution Company will harded the accessory service regulator at no cost to Applicant.
- (B) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 60 page but no facement of 30 page but no facement of 30 page but no facement of 30 page but no facement will be required to make a pageont to contract will be required to make a pageont to cover the cost, installed, of the face pageont of the service required.
- (C) If the Treatministic Company piceline from which Applicant is to be served in operated at a primater in excess of 200 paig which will necessitate two high presents survices regulators in satisfate to the service regulators, Applicant will be required to make a payment to crower the cost, installed, of the high presents service regulators.
- (3) Subsequent to this Agreement, Distribution Company agrees (8 to make any and all replacements of service regulature and (3) to stall only additional service regulature and (3) to stall only additional service regulature results in its inexistion, at Distribution Company y cost and expense. It this Agreement space agrees of reprincing service Agreement, Distribution Company shall been the cost and expense of replacing pre-existing service regulators.
- Applicant agrees to maintain, at his own cost and expenses, the customer service lies, because he and installed meter presention from external forces, when installed, is no operating condition entitledney to Distribution (support, Ale material formined by either Applicant or Distribution Company or Translation Company or Translation Company in Translation (such asserted from the permission by the party overing same at the termination of the Agreement.
- 10. Where a heater must be operated on the inlet side of a service regulator, to person securement of the gas, the heater and the gas used to operate such heater shall be supplied by Transmission Company at its expense.
- 11. Applicant agrees to notify Distribution Company of all problems arising out of any variations in the pressure of gas in the customs saving this such form lines at well as defects in pipe, connections or applicance, the escape or leading of gas, the sticking of values of regulators and other irregulations incident to the service continuous of Applicant.
- 13. Distribution Company and Transmission Company shall have access at all times to all equipment hereis provided for, for the purpose of determining whether such semiground is in group condition and operated in accordance with this Agramma, and as well-with the Rules. Emphishmen and Schedules of Distribution Company applicable to the jumpitation and consumers, which said Rules. Regulations and Schedules as they exist from those to time such also apply to this Agrammat and are hardly appellicably node a
- 13. The maximum presents at which gas is to be supplied to Applicant for residential uses shall not exceed seven (7) inches water columns at the scatter of the everyon registrates, and the requestibility for the exes of the new data registrates and their present englanteers and their present englanteers with the above question presents shall not with Distribution Company. Applicant agrees to install a customer service lies and besses these of sufficient their to give stategates revives a this presents.
- 14. Applicable agrees that Distribution Company shall have the right, without notice, to shot off the gas at any time from Applicant for any of the following cases: (A) for requiring (8) for want of gas employ; (G) for any expendent when not; (D) for any visualism of the Agreement by Applicant; (E) spen discrevery of a flow of stray electric current, upon the bears lines that it ar right because changement; (F) in the event that gas services have been seven secured by Applicant; an interpresentation (G) manipulation of the arrived regulators to increase the present above the seven (f) inches water column maximum present the brain specified; (EI) when least due to the collection of the Company or conductors provide lines or hope lines as applicance are being do that a plant off if required for saidly reasonat and (I) when leaks are found that require promptly toy Applicant.
- 15. At all times, Applicant agrees to service, regule and melastia in good and safe quedition all createner service lines, house lives, fixtures, applicances, oproposate and declibtes owned by or installed by Applicants herizonder. Applicant further agrees to beld Distribution.

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- 18. Distribution Company or its agent, may require Applicant to supply a reasonably safe guerantee or a cash deposit. Said deposit will be refunded when the delivery of gas has been discontinued, after all bills due to Distribution Company have been paid and the receipt for each deposit has been served red.
- 17. Upon the request of Applicant, Distribution Company will test the accuracy of the senter, provided Applicant deposits with Distribution Company on an if measy entitions to cover the cashs are arising from the removal and replacement of the meter for testing purposes. A matter registering between three parcent, 15% fact and these parcent, 15% fact and these parcent, 15% fact and there are accuracy. When the meter is tooled and is found to be registering correctly. Obstitution Company shall retain such part of and deposit as was actually exponent in the removal and testing of the meter. If said deposit a lowed in the removal control of the removal of the r
- 18. Applicant agrees to pay Distribution Company for all gas so delivered on receipt or before the dust date of the bill for the monthly period and at the rate prevailing from time to line is the general locality in which Applicant is served incremeder.
- 19. Applicant understands, and by the according of this Agreement application, unless that he covice involves contemplated in a private contracted service and is not utility service subject to public republicion, unless that is not because a requires, and that nothing service contracted an improve the propriate and is not utility service subject to public to public republicion. The part of clibs platform of public part of clibs part of clibs and platform of the part of clibs part of clibs. That the contracted as in ordinary to serve the public in the area generally, or to decirate any of 2n inclibing to qualle use or service. All parties agree that both Distribution Company and Transmission Company are subject to generally to regulation, so that this Agreement is subject to any lawful governmental order applicable thereto.

IN WITNESS WHEREOF, said parties	s have hereunto set their hands this 12th
day of Feb. 19	_80_
Signed and acknowledged	
in the presence of:	
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WITNESS:	APPLICANT:"
William Co.	
The Brown	AM Santial mile
municipal program -	
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(1)	COLUMBIA GAS OF OHIO, INC.
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il (())	COLUMBIAGES TRANSMISSION CORPORATION
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The Million	Land Rights
- FIDERICA FOI SALLA	
STATE OF OHIO	•
) SS:	ų
SOUNTY OF Fairfield }	
"" Before me, a Notary Public in and	for said County and State, personally appeared the above
amed B. B. Soliday	who acknowledged that the did sign the
oregoing instrument and that the same is	
IN TESTIMONY WHEREOF, I hereunto	
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SS: DOUNTY OF Before me, a Notery Public in and for s D.F. Actual COLUMBIA GAS OF OHIO, INC., a corp.	said County and State, personally appeared District Office Manager of the above named oration, who represented that he is duly authorized in the
SS: Before me, a Notery Public in and for s D. F. A. (W.) COLUMBIA GAS OF OHIO, INC., a corporemises, and who acknowledged that he compared to the compared	said County and State, personally appeared. District Office Manager of the above named oration, who represented that he is duly authorized in the side sign the foregoing instrument and that the signals his free
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The stant and other provisions of this parameter shall constitute a covenant running with the land, duties benefit of the GRANOR, sits successor and assigns.

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P File No. 19802	Fm 9 .55
THE DEED OF SASEMENT OF PAIR A. Balthasar 1203 N. Columbus St.	Ens. No. 20-11 R/W Map No 2853
Form No. 6-D 1203 N. Columbus St. 1008/911	W. O. No. 600/1019-50/3-2
RECEIVED OF THE OHIO FOWER COMPANT, on Chio comporation, the	sum of One Dellar (\$1.00) is consideration of which
Paul & Balthaser, & Ann S. Balthaser, hi	
bereity grout And convey unto said THE OHIO POWER COMPANY tales or convey on electric passer line, with all caretisety poles, suchoot, when	f, it anescenses and excipte, the right successful to examinent spinests and make- and deturns, including telegraph and telegraph wires, and the right to puratit
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Together With the pight to cut or trim may bross which carry emission th	e safety of interfere with the construction and use of sulf electric power line.
TO HAVE AND TO HOLD the same that the CHIO POWER OF	
	plicroto, and that this written agreement is empirely in all its zeros and provisions.
WITNESS the following signatures and reals, title 19th	_day of
WITNESS:	Paul A. Balthaser (SELL)
	PAUL A BELTHASSE (STAL)
Vormon V. Swith	Ann S. Balthager (SEAL)
VERMON V. SETTE	ANN P BAYGUACED
THE STATE OF ONIO FAIRCIPIA COUNTY.	
Descent 1 Notary Politic	is and for raid County, personally appeared the above
Partl A. Balthaser and Ann S. Balthaser	
11.2012.01	
who delenorabled that	
IN WITNESS WHEREOF, I have have not my him and official con) so this 19th day of May A D. 19.49.
Sort 11 B Si (N. 1	SEAL Vermon V. Smith
THE STATE OF SEPTIMES SEPT. 11, 1951 OUTST.	<u> </u>
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File No. 8776

Hlecta A. Soliday C. E. Soliday TO South-Central Eural Electric Cooperative, Inc.

Electric Cooperat

Porm 1E-189

Location Number

Pec \$.90

RIGHT - of - WAY BASEMENT

REOU ALL MEN BY THESE PRESENTS, that the undersigned Electa A. Soliday for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto South-Central Hural Electric Cooperative, Inc., a corporation, whose postoffice address is Box 425, Lancaster, Chio, and to its successors or assigns, the right to onbor upon the lands of the undersigned, situated in the county of Fairfield, State of Chio, and more particularly described as follows:

142 acres in sections 19 and 20 Walnut Township

and to place, construct, operate, repair, maintain, relocate and replace in or along S. R. 37 abutting said lands, an electric transmission or distribution line or system, and to cut and trin trees and shrubbory to the extent necessary to keep them clear of said electric line or system and to cut form from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations, only a single pole and appurtenences will be used, and that the location of the poles will be such as to form the least passible interference to farm operations, so long as it does not materially increase the cost of equivaction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encuabrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whonever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gorder shall be construed to read in the feminine.

IN WITHERS THEREOF, the undersigned has set his hand and seal this leth day of May, 1949.

Electe A. Soliday C. E. Soliday

(L.S.) (L.S.) (L.S.)

R. F. E.

Signed, sealed and delivered in the presence of:

ss.

Darwin Kindler Albert Asbersold

(Limestedgaests)

STATE OF OHIO

Fairfield COURTY

Be it remembered, that on this 19th day of May, 1945, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Electa A. Soliday granter in the foregoing grant, and animowledged the execution thereof to be her voluntary set and doed.

IN TESTINGST WHEREOF; I have hereunto signed my name and effixed my official seal the day and year last mentioned above.

(N. P. SEAL)

Notary Public E. F. Eckerp, Fairfield County, Chic E. F. ECKERT, HOTARY PUBLIC MY COMMISSION EXPIRES DUME 8, 1949

RECEIVED FOR RECORD: June 2, 1949

AT: 1:21 O'clock P. H.

RECORDED: June 3, 1949

APPEST: Rul J. King

File No6367	9-86 Pri 7/4		f Right-of-Way		F 8 <u> 654</u>
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No 88.28				Fee / 25
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I.W. Race	Baltimore	Ohio.	Drawing No.C./?.	. Map No. 4/4 24. I.O. Ma. 3154 R. J.H. 8 War 2-8
THE OHIO POWER CO.	THIS INDENTURE, ma	de this . 6		of Marmaller 1982
				L. Rosea
	his wife			
in the State of Ohio, particle of the of the State of Ohio, party of the second WITNESSETH:	part, and The Ohio Poupart,	war Company, a corp	Cumulany	ad existing under the laws
in the State of Ohio, party of the second WITNESSETH: That for Unacted WITNESSETH: That for Unacted WITNESSETH: the partic of the first part by the part hereby grant, bargain, sell, convey and easement with the right, priv to construct, erect, operate and main cluding telegraph or telephone wires, in,	rty of the second part, the ret sy, and warrant to the party liege and authority to said pa stain a line of poles and wi	beigt of which is here of the second part, arty of the second parts arty of the purpose	aby acknowledged its successors and art, its successors, of transmitting a	and particular in name pain to assigns forever, a right of assigns, lesses, and tenants actric or other power, in-
cluding telegraph or telephone wires, in,	on, along, over, through or ac	cross the following de	scribed lands situat	ed in . Malacet
Township, in the County of Fairfield, to	the State of Ohio, and part	of Section No L.	Township N	o
No. 12.10 and bounded: On the North by the lands of Radfor	A. Vinnelland	1. 1 9:11	les E Maria	
On the East by the lands of			ana saa an	W
On the South by the lands of . Question	d Ballmar	Harley	Klimaer	,
On the West by the lands of Lings Base	Tuffman.	· · · · · · · · · · · · · · · · · · ·		******************
Right of Way Eas	ment for Line	along The	ghuzys le	ruly.
TOGETHER with the right to said par the number of, and relocate at will, no through or over the above described in adjoining the same on either side, any fers with the use of said poles or first egress to and over said above described for the purpose of patroling the line, or and for doing saything necessary or moving at any time any or all of said ileges and appurishmences in or to said	rly of the second part, its an else, crossamms or flatners, an sentess, to cut and remove fr it trees, overhanging branchie pressises, and any of the ad of regating, remewing or add after or convenient for the en il monvenents enseid upon I lands which may be require	accessors and assign distring wires and a com said premises or a or other obstruction of any structure of joining lands of the ling to the Number typyment of the east, over, or on said as, ed for the full anjoy	s, to place, eract, ables, adding theret the premises of the may end a said premises, as parties of the first of said poles, shu ment become granter of the right rement of the right with tyment of the rights.	maintain, inspect, add to of from time to time across, as perties of the first part anger the stricty or inter- d the right of ingress and part, at any and all times, stares, fathmas and wires, i, also the privilege of re- ber rights, essements, priv- herein granted; Provided
however, the said THE CHIC POWER	COMPANY, its successors	and assigns, shall for	ther pay to	n holes or as
signs the same of the cary year are the cary point of the cary poi	arected thereon. GRANTER of premises or pay GRANTER of premises or pay GRANTO direction, operation of the construction, operation of the construction, operation of the construction, operation of the construction of the constru	alle highway on said will finmediataly re its all damages done tion and matabulance at or mailed to the tree. If Grantov and by Board Measure, send or implied, between part, its successors a	i-lends havelabefor spair or replace all to the fences, drain or said lines. Office of the Grants Grantse cannot as using Scribner's La- reen the parties hav- nd assigns.	a described, from time to fences, gates, drains and a, ditches, crops and stock ALL drains, for damages at 2. The form of dam- mer Rules, at the Market sto.
IN WITNESS WHEREOF, the partice		eireunto set <i>Their</i>	. hand and seel th	
written.		J.M. R.		
Signed and Acknowledged in the presence	e of:	Weltha	. Vi. Rac	<i>l</i>
Fred Kirkbeatrick	<i>1</i> ·		*************	***************************************
The State of Ohio Fairfield	e		*************	·····
Before me, 2. Mutary Pur	11.	nty, personally appea	red the above name	1
	cknowledged that they di		tmiment and that th	anna in Heir 2 ann
act and deed.		- X	· ·	land in American
act and deed. In Witness Whereof, I have hereunto at 1982 (Seal) Family Co	urfield County Ohio in mission Expires Naya	on this	achey no	tary Public
Received for Record. Movembers!	9.5.1982, at . 7.4. A.M.	······g	۵. ۴	••••••
Recorded Nevember 1974 108	2_ Attest		rails. Thouse.	R. F. C.

DATE: 12/09/2005 DOCUMENT ID 200534202248

DESCRIPTION ARTICLES OF ORGANIZATION/DOM. LLC (LCA)

FILING

EXPED .00 PENALTY

CERT

COPY

Receipt

This is not a bill. Please do not remit payment.

LANE, ALTON & HORST LLC 175 SOUTH THIRD STREET COLUMBUS, OH 43215-5100

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, J. Kenneth Blackwell

1586079

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

WAGNER RENTALS, LLC

and, that said business records show the filing and recording of:

Document(s)

ARTICLES OF ORGANIZATION/DOM. LLC

Document No(s):

200534202248



United States of America State of Ohio Office of the Secretary of State Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 5th day of December, A.D. 2005.

Ohio Secretary of State



Prescribed by J. Kenneth Blackwell

Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos e-mail: busserv@sos.state.oh.us

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	Columbus, OH 43216
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	PO Box 670
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	Columbus, OH 43216
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ORGANIZATION / REGISTRATION OF LIMITED LIABILITY COMPANY

		<i>Domestic or Foreign)</i> Filing Fee \$125.00	Š
THE UNDERSIG	ENED DESIRING TO FILE A:		
(CHECK ONLY	ONE (1) BOX)		
(1) Articles of		(2) Application for Regist Foreign Limited Liabil (108-LFA) ORC 17	ration or By Company
·		(Date of Formation)	(State)
Check here N	Wagner Rentals, LLC	ed dings: limited lightily company, limited, Ltd, L.t.d, L	
Sometimes the link	randon in this medion if hos Al is o		
Complete the late	imeton in this section if box (1) is of	hecked	
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	Optional)	heched. Oute aposition can be no more than 90 days after the date must be a date on or after the date of 100	
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Complete the information	in this section if box (1) is checked Cort.		
	ORIGIN	IAL APPOINTMEN	T OF AGENT	
The undersigned authoriz	ed member, manage	r or representative of		
Wagner Renta	is, i.LC			
	{rien	me of limited liability company)		
hereby appoint the followi statute to be served upon	ing to be statutory age the limited liability co	ent upon whom any process impany may be served. Thi	s, notice or demend requ s name and address of t	ired or permitted by the agent is:
	Douglas J. Schockn	nen		į
·	(Name of Agent)			
	175 S. Third St., Sie	. 700	<u> </u>	
-	(Street)	MOTE: P.C). Box Addresses are HOT a	corpiable.
:	Columbus	<u> </u>	Ohio	43215
:	(City)		(State)	(Zip Code)
Must be authenticated by authorized representative	S R	Authorized Represent	ative	0ate Date
	ACC	EPTANCE OF APPOI	NTMENT	
The undersigned, named t	herein as the statutory	y agent for		
Wagner Rentals				
	(nam	e of limited liability company)		
hereby acknowledges and		ment of agent for each imited		

PLEASE SIGN PAGE (3) AND SUBMIT COMPLETED DOCUMENT

this limited	o which inten limbility comp	ested persons peny is	may direct requests	for copies of any o	perating agreem	orit and any bylaws
		:				
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neme und	ler which the	foreign limited	l liability company de	eires to transact bu	eineas in Ohio is	•
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ispeny mey	be served in	the state of Ol	ints the following as i hip. The name and o	omplete address o	m process again f the agent is	er use interes macing
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	•	(Street)	 	NOTE: P.O. Box A	ddreeses are NOT	
		(City)		 -	(State)	(Zip Code)
limited lieb	ality company	y irravocably c	onsents to service of	process on the ag	ent listed above :	as long as the
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Fairfield County GIS



PCL 002 and 004 WAGNER RENTALS, LLC ACRES AND 6.91 ACRES

62.33

Data For Parcel 0490263400

Base Data

Parcel:

0490263400

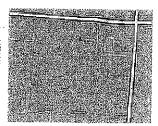
Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.



Mailing Address **Mailing Name:**

WAGNER RENTALS LLC

Address:

7498 RUFFNER RD

City State Zip:

BALTIMORE, OH 43105

Township:

Taxing District

City:

School District:

UNINCORPORATED

WALNUT TOWNSHIP

LIBERTY UNION-THURSTON L.S.D.

Legal

Neighborhood:

00064009 WALNUT TWP

DIST 049

Legal Acres:

62.33

Legal Description: R 18 T 16 S 30 NE

Land Use:

(110) A - AGRICULTURAL

VACANT LAND

Property Class:

Range Township

Section:

AGRICULTURAL

0-0-0

Map Number:

0030-00-025-00

Tax Year 2020 Tentative Valuation

	Appraised	Assessed (35%)
Land Value:	\$343,050.00	\$120,070.00
Building Value:	\$0.00	\$0.00
Total Value:	\$343,050.00	\$120,070.00
CAUV Land Value:	\$101,250,00	
Taxable Value:	\$35,	440.00

Tax Credits

Owner Occupancy

Credit:

NO

Homestead Reduction:

NO

Notes

Notes:

Data For Parcel 0490263400

Note:

 $2020\ taxes$ have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:

0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.

Change Tax Year: 2020 ∨

Property Tax

Tax Year 2020 Payable 2021

	First Haif	Second Half
Gross Charge:	\$0.00	\$0.00
Reduction Factor:	\$0.00	\$0.00
Non-Business Credit:	\$0.00	\$0.60
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Prior Charges:		\$0.00
Interest:		\$0.00
Full Year Total:		\$0.00
Payments:	A COMPANY STATE AND A STATE AND A CONTRACT OF A CONTRACT O	\$0.00
Half Year Due:		\$0. 00
Full Year Due:		50.00

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
7/16/2020	(\$105.72)
6/16/2020	(\$105.74)
5/20/2020	(\$105.74)
4/28/2020	(\$105.74)
4/2/2020	(\$105.74)
12/30/2019	(\$985.52)

7/19/2019		(\$246.37)
6/18/2019		**************************************
5/16/2019		(\$246.38) (\$346.38)
4/18/2019		(\$246.38)
3/28/2019	the second second second second	(\$246.38)
		(\$246.38)
2/22/2019		(\$236.41)
1/4/2019		(\$995,48)
7/20/2018		(\$248.85)
6/18/2018 E/16/2018	e en la companya de la companya del companya de la companya del companya de la co	(\$248.87)
5/16/2018	$(x_1, x_2, x_3, x_4, x_4, x_4, x_5, x_4, x_5, x_4, x_5, x_5, x_5, x_5, x_5, x_5, x_5, x_5$	(\$248.87)
4/17/2018	$(-1)^{2} \left(\frac{1}{2} \right) $	(\$248.87)
3/27/2018		(\$248.87)
2/16/2018		(\$438.05)
12/27/2017	en e	(\$806.28)
7/21/2017		(\$201.55)
6/19/2017		(\$201.57)
5/23/2017		(\$201.57)
4/24/2017		(\$201.57)
4/3/2017		(\$201.57)
2/23/2017		(\$1,007.83)
7/20/2016		(\$878.63)
2/24/2016		(\$878.63)
7/16/2015		(\$836.81)
2/27/2015		(\$836.81)
7/18/2014		(\$830.19)
3/4/2014		(\$830.19)
5/30/2013		(\$722.71)
5/24/2013		(\$412.91)
2/28/2013		(\$412.91)
8/3/2012		(\$412.92)
2/28/2012		(\$412.92)
7/18/2011		(\$617.86)
2/24/2011		(\$617.86)
7/19/2010		(\$331.22)
3/1/2010		(\$331.22)
7/16/2009		(\$326.06)
2/23/2009		(\$326.06)
7/18/2008	· · ·	(\$307.72)
2/25/2008		(\$307.72)
	Report Discrepancy	(4-4: 1: m)

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.
The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Data For Parcel 0490263400

Tax Year 2020 Tentative Valuation

Valuation Data

Parcel:

0490263400

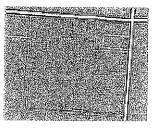
Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.



Valuation 2020 ✓

	Appraised	Assessed
Land Value:	\$343,050.00	\$120,070.00
Building Value:	\$0.00	\$0.00
Total Value:	\$343,050.00	\$120,070.00
CAUV Land Value:	\$101,250.00	
Taxable Value:		35,440.00

Report Discrepancy

GIS parcel shapefile last updated 9/8/2020 8:05:40 AM.
The CAMA data presented on this website is current as of 9/10/2020 12:25:04 AM.

Data For Parcel 0490263400

Note:

2020 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Data

Parcel:

0490263400

Owner:

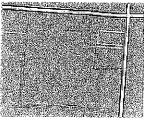
WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE

[+] Map this property.

First Half



Change Tax Year: 2019 ∨

Property Tax

Tax Year 2019	Payable 2020
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\$1,229.77 (\$401.15) (\$71.52)	\$1,229.77 (\$401.15)
The state of the s	The state of the s
(\$71.52)	Alma mak
	(\$71.52)
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0,00	\$0.00
\$757.10	\$757.10
\$0.00	
\$1,514.20	
(\$1,514.20)	
\$0.00	
\$0.00	
	\$0.00 \$0.00 \$0.00 \$0.00 \$757.10 \$ \$ \$1,

Special Assessments

No data found for this parcel.

Payment History

Date	 	Amount
7/16/2020		(\$105.72)
6/16/2020		(\$105.74)
5/20/2020		(\$105.74)
4/28/2020		(\$105.74)
4/2/2020	 	(\$105.74)
12/30/2019	 	(\$985.52)

7/19/2019		(\$246.37)
6/18/2019		(\$246.38)
5/16/2019		(\$246.38)
4/18/2019		(\$246.38)
3/28/2019		(\$246.38)
2/22/2019		(\$236.41)
1/4/2019		(\$995.48)
7/20/2018		(\$248.85)
6/18/2018		(\$248.87)
5/16/2018		(\$248.87)
4/17/2018		(\$2 48 .87)
3/27/2018		(\$2 48 .87)
2/16/2018		(\$438.05)
12/27/2017		(\$806.28)
7/21/2017		(\$201.55)
6/19/2017		(\$201.57)
5/23/2017		(\$201.57)
4/24/2017		(\$201.57)
4/3/2017	· · · · · · · · · · · · · · · · · · ·	(\$201.57)
2/23/2017		(\$1,007.83)
7/20/2016	e e .	(\$878.63)
2/24/2016		(\$878.63)
7/16/2015		(\$836.81)
2/27/2015		(\$836.81)
7/18/2014		(\$830.19)
3/4/2014		(\$830.19)
5/30/2013		(\$722.71)
5/24/2013		(\$412.91)
2/28/2013		(\$412.91)
8/3/2012		(\$412.92)
2/28/2012		(\$412.92)
7/18/2011		
		(\$617.86)
2/24/2011 7/19/2010	<u>-</u>	(\$617.86)
		(\$331.22)
3/1/2010	· · · · · · · · · · · · · · · · · · ·	(\$331.22)
7/16/2009		(\$326.06)
2/23/2009		(\$326.06)
7/18/2008		(\$307.72)
2/25/2008		(\$307.72)

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