RE 46

Rev. June 2019

TITLE REPORT

C/R/S

FAI-SR37-

6.10

PARCEL

002-SH1/SH2

PID 110412

	☑ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE
INSTRU	CTION:
(1)	R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
(2)	ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) <u>FEE OR OTHER PRIMARY OWNERS</u>

Name
WAGNER RENTALS, LLC

Marital Status (Spouse's Name)

N/A

Interest 100%

ACIVEIX INCIVIACO, ELO

7496 Ruffner Road

Baltimore, OH 43105

Phone Number

Property Address:

Mailing Address:

835 Baltimore-Somerset Rd NE

Baltimore OH 43105

Registered Agent:

Douglas J. Schockman 175 S. Third Street

Suite 700

Columbus, OH 43215

Phone: 614-255-7562

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

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 tracts:

Tract One: 2.62 acres

Tract Two:

10.011 acres

Leaving in said parcel herein to be conveyed 67.48 acres.

APN: 049-02634-00

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

Recorded date: 07/05/2006 at 3:23 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.

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

(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

Commercial/Residential

Term

All leases have been released and recorded.

(3-C)**EASEMENTS**

Columbus, Ohio 43216-0117

Name & Address Type OR BK 1722 Pgs 2770-2778 **Highway Easement GRANTOR: WAGNER RENTALS LLC** Rec: 10/24/16 GRANTEE: State of Ohio (ODOT)

OR BK 1641 Pgs 2499-2505 (Exhibit B) **Driveway Easement** GRANTOR: WAGNER RENTALS LLC Rec: 08/12/13

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

OR BK 1641 Pgs 2499-2505 (Exhibit C) **Utility Easement** GRANTOR: WAGNER RENTALS LLC Rec: 08/12/13

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

OR BK 1628 Pgs 3143-3147 Permanent Easement for GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC Water and Sewer lines

GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation Rec: 04/03/13

OR BK 1628 Pgs 3154-3156

Agreement for Extraterritorial AGREEMENT BETWEEN VILLAGE OF BALTIMORE. OHIO WITH WAGNER RENTALS LLC 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 Gas Easement and Right of

Grantee: Columbia Gas of Ohio Inc., an Ohio corporation Way 200 Civic Center Dr. Filed: 10-27-1987

P.O. Box 117

DV 503, Page 426-429 Grantor: Columbia Gas of Ohio Inc./Columbia Gas Agreement for Conditional Transmission Corporation Limited time Gas Service Grantee: E.E. Soliday Filed: 02-12-1980 99 North Front St. Columbus, Ohio 43215 DV 449, Page 564 Right- Of-Way (Water) Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday Easement Grantee: The Village of Thurston, Ohio Filed: 06-06-1975 DV 220, Page 713 Grantor: E.E. Soliday & Electa A. Soliday Electric Easement Grantee: The Ohio Power Company Filed: 06-10-1949 No Address Provided DV 234, Page 229 Grantor: Electa A. Soliday and C.E. Soliday Electric Easement Grantee: South-Central Rural, Electric Filed: 06-02-1949 Cooperative, Inc., a corporation Box 425 Lancaster, Ohio Electric Easement RE 1, Page 305 Filed: 07-27-1938 Grantor: J.W. Race Grantee: South Central Rural Electric Cooperative, Inc. No Address Provided Electric Easement DV 180, Page 26 Filed: 11-19-1932 Grantor: J.W. Race and Weltha V. Race Grantor: The Ohio Power Company No Address Provided (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 (5)TAXES AND SPECIAL ASSESSMENTS (List by auditor's tax parcel number, description, amount, etc.) County: Township: Fairfield School District: Liberty Union -WALNUT Thurston LSD AUD. PAR. NO(S) Land 35% Building Total 35% Taxes \$1,514.20 YRLY/ \$757.10 049-02634-00 \$120,070.00 00.00 \$120,700.00 PER HALF \$ 135.00 YRLY/\$67.50 049-02634-20 \$ 19,480.00 \$ 00.00 \$ 19,480.00 PER HALF (6)CAUV (Current Agricultural Use Value) Is the property under the CAUV Program: Yes: X No: □ Comments:

TAXABLE AMOUNT PER CAUV: \$35,440.00

of the real estate record matters pe WAGNER RENTA	records for that ersonally known	period of time, which by the undersigned	h reflects all currently r	elevant instrument 002 SH1/SH2 and records of Fairfie Signed	rerifies that this Title Report is an abstract sand proceedings of record and those of presently standing in the name ld County. KIMBER L. HEIM
hereby verifies to relevant instrumental Parcel(s)	hat this Title Re	port is an abstract o	f the real estate records	to Click or tap to s for that period of s personally know and presently s	o enter a date The undersigned time, which reflects all currently by the undersigned pertaining to tanding in the name of Error!
Date & Time			(am/pm)		
			Signed		
			Print Name		
Comments from	n the agent w	ho prepared the Ti	itle Update		

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

05

CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Des	scription & Remarks			
	LIMITED LIABILITY COMPANY	Situated in the described as fo Known and dis No. Sixteen (16 Beginning at a Thirty (3); then 1/2° West 27 cl stone in the cert containing 80 EXCEPTING Tract One: 2.62 acres Tract Two: 10.011 acres Leaving in said APN: 049-026	State of Ohio, County of llows: tinguished by being a pa 5), Range No. Eighteen (stone in the center of the ace North 85 1/2° West 2 hains and 80 links to a stater of the road; thence Nand eleven one-hundred THEREFROM the follow	rt of the North Eas 18) and bounded a crossroads at the 8 chains and 84 line; thence South orth 4° and 36 ⁵ Ealth acres.	st Quarter of Section and described as fo North East corner aks to a stone in th 85 1/2° East 28 ch ast 27 chains and 8	on Thirty (30), Township llows: of the said Section No. e road; thence south 4

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

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CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Data % Time Description	X7 1 /D	G	
		Date Signed	Date & Time Recorded	2	Conveyance Fee	Type Instrument
WAGNER AND ELECTA		06/28/2006	07/05/2006 @ 3:23pm	OR BK 1434 PGS 2868-2870	EXEMPT	LIMITED WARRANTY DEED
,		30, and being meeting part of the Page 873 and being part of the Page 873 and being meeting in the Road (State Road distance of 42 thence South 00 thence South 89 5/8 inch rebar so thence, North 00 a point on the North ence, North 89 acres. APN: 049-0263	State of Ohio, County of nore particularly describe as 80.11 acre tract describe as more fully describe as intersection of Baltimoute 37), and the Northeas .46 feet from a 5/8 inch 0°10'46" East a distance 0°44'00" West, passing a set; 0°10'46" West, passing forth line of Section 30; 9°44'00" East a distance	Fairfield, Walnut ed as follows: bed in a deed to God as follows: bre-Somerset Roadst corner of Section rebar set; of 632.00 feet to a 5/8 inch rebar set of 690.00 feet to to	(State Route 256) a 30, said point be point on the East at 30.00 feet, a distant at 602.00 feet, a 602.00	hip 16, Range 18, Section orded in Volume 498, and Lancaster-Newark ing North 44°46'37" East line of Section 30; stance of 690.00 feet to a distance of 632.00 feet to

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

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CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
SAKAS CORNER, LTD, an Ohio Limited Liability	PAUL MICHAEL WAGNER AND		02/03/2004 @ 2:47pm	OR BK 1327 PGS 0017-0018	\$104.50	General Warranty Deed
Company	ELECTA DARLENE WAGNER, HUSBAND AND WIFE	30, and being m Being part of t Page 873 and be	State of Ohio, County of nore particularly describe he 80.11 acre tract desceing more fully describe	Fairfield, Walnut ed as follows: ribed in a deed to 0 d as follows:	George Sakas as re	
		Road (State Ro	e intersection of Baltimoute 37), and the Northea .46 feet from a 5/8 inch	st corner of Section	(State Route 256) n 30, said point be	and Lancaster-Newark ing North 44°46'37" East
		thence South 00	0°10'46" East a distance	of 632.00 feet to a	point on the East	line of Section 30;
		thence South 89 5/8 inch rebar s	0°44'00" West, passing a et;	a 5/8 inch rebar set	at 30.00 feet, a di	stance of 690.00 feet to a
			0°10'46" West, passing Jorth line of Section 30;	a 5/8 inch rebar se	t at 602.00 feet, a	distance of 632.00 feet to
		thence, North 8 acres.	9°44'00" East a distance	e of 690.00 feet to t	the point of begins	ning, containing 10.011
		APN: 049-0263	34-20			a ====================================
		Prior Deed Refe	erence: OR 1126, PGS 2	210-211		

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

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CRS FAI - SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
DANIEL G. SAKAS, married	PAUL MICHAEL WAGNER AND	01/29/2004	02/03/2004 @ 2:47pm	OR BK 1327 PGS 0015-0016	\$705.00	GENERAL WARRANTY DEED
LORA LEE SAKAS, spouse of the Grantor, releases all rights of dower therein.		Known and dis No. Sixteen (16 Beginning at a Thirty (3); then 1/2° West 27 cl stone in the centaining 80 stone in the centain in the ce	tinguished by being a part of), Range No. Eighteen (stone in the center of the ce North 85 1/2° West 2 hains and 80 links to a stater of the road; thence Nand eleven one-hundred THEREFROM the following parcel herein to be converged.	rt of the North East 18) and bounded at crossroads at the 8 chains and 84 linone; thence South forth 4° and 36 Eadth acres. we we do 67.48 acres. PGS 599-600, Re	at Quarter of Section and described as follows: North East corner on the stone in t	on Thirty (30), Township flows: of the said Section No. e road; thence south 4 ains and 78 links to a 0 links to the beginning,

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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CRS FAI - SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument		
DANIEL G. SAKAS, married, and LORA L. SAKAS, his wife	SAKAS CORNER, LTD, an Ohio Limited Liability Company	09/14/2000	10/04/2000 @ 2:36 pm	OR BK 1126 PGS 210-211	EXEMPT	WARRANTY DEED		
STATAS, IIIS WITE	Establity Company	Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows: 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:						
		Road (State Ro	ne intersection of Baltimo tute 37), and the Northea 2.46 feet from a 5/8 inch	st corner of Section		and Lancaster-Newarking North 44°46'37" East		
		thence South 00	0°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 5/8 inch rebar set;				stance of 690.00 feet to a		
			0°10'46" West, passing North line of Section 30;	a 5/8 inch rebar se	t at 602.00 feet, a	distance of 632.00 feet to		
	4	thence, North 8 acres.	9°44'00" East a distance	of 690.00 feet to	the point of beginn	ing, containing 10.011		
		APN: 049-026	34-20					
		Prior Deed Re	ference: OR 1120, PGS	S 599-600				
			***	**************************************				

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

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CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	DANIEL G. SAKAS	05/25/2000	08/04/2000 @11:15 am	OR BK 1120	EXEMPT	CERTIFICATE of TRANSFER
CASE NO. 38009		RE RECORD	of OR 1118, PGS 335-3	336 to CORRECT	FILING ORDE	₹
		Transfer of the E	Entire interest in the follow	ing:		
		Situated in the County of Fairfield, State of Ohio and in the Township of Walnut:				
		Known and disti Sixteen (16), Ra	nguished by being a part o nge No. Eighteen (18) and	f the North East Qua bounded and descril	arter of Section Thirt bed as follows:	y (30), Township No.
		thence North 85 and 80 links to a	1/2° West 28 chains and 8 stone; thence South 85 1/2 and 36 minutes East 27 cha	4 links to a stone in 2° East 28 chains and	the road; thence Soud 78 links to a stone it	in the center of the road;
		Excepting theref	rom the following tract: 2	.62 acres		
		Part of Parcel No	049-02634.00			
		Prior Deed Refer	rence: OR BK 1118, PGS	335-336		
ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669	DANIEL G. SAKAS	05/25/2000	17/13/2000 @ 2:55 nm	OR BK 1118 PGS 335-336	EXEMPT	CERTIFICATE of TRANSFER
CASE NO. 38009		Situated in the	Township of Walnut, Co	unty of Fairfield, a	and State of Ohio:	
		Known and dis No. Sixteen (16	tinguished by being a pa 5), Range No. Eighteen (rt of the North Eas 18) and bounded a	t Quarter of Section and described as fol	n Thirty (30), Township lows:
		Thirty (30); the 1/2° West 27 ch stone in the cen beginning, cont	stone in the center of the nce North 85 1/2° West nains and 80 links to a state ter of the road; thence N taining 80 and eleven or	28 chains and 84 li one; thence South orth 4° and 36 mir	inks to a stone in th 85 1/2° East 28 cha nutes East 27 chain	ne road; thence South 4 ains and 78 links to a
			ception ference: Deed BK 498,	PGS 873-875		

OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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DIST

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CRS FAI – SR37/256

PARCEL 002-SH1/SH2

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
INDUSTRIAL BUILDING CORP., a Corporation	GEORGE SAKAS	07/28/1980	108/01/1980 @ 3.56 nm	DEED BK 498 PGS 873-875	ЕХЕМРТ	WARRANTY DEED
Corporation		Situated in the	Township of Walnut, Co	ounty of Fairfield, a	and State of Ohio:	
		Known and dis No. Sixteen (16	tinguished by being a pa b), Range No. Eighteen (rt of the North Eas 18) and bounded a	st Quarter of Section and described as fo	on Thirty (30), Township llows:
		Thirty (30); the 1/2° West 27 cl stone in the cen	stone in the center of the ence North 85 1/2° West hains and 80 links to a stater of the road; thence Nataining 80 and eleven o	28 chains and 84 lone; thence South Jorth 4° and 36 min	inks to a stone in t 85 1/2° East 28 ch nutes East 27 chair	he road; thence South 4 ains and 78 links to a
		Subject to Leas	e to Sakas, Inc.			
		Prior Deed Ref	erence: Deed BK 401, F	PGS 496-498		
					¥	
GEORGE SAKAS and ALEXANDRA SAKAS, his wife	INDUSTRIAL BUILDING CORP., an	09/30/1971	$110/15/1971$ $\bigcirc 9.53$ am 1	DEED BK 401 PGS 496-497	\$48.00	WARRANTY DEED
ms whe	Ohio Corporation	Situated in the	County of Fairfield in th	e State of Ohio and	d in the Township	of Walnut:
		Known and dis		rt of the North Eas	t Quarter of Section	on Thirty (30), Township
		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 .				
		Subject to Leas	e to Sakas, Inc.			
		Prior Deed Ref	erence: Deed BK 375, P	PGS 101		

200600016425
Filed for Record in
FAIRFIELD COUNTY, DH
GENE WDDD
07-05-2006 At 03:23 pm.
DEED 36.00
OR Book 1434 Page 2871 - 2873

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, 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, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM 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 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.

Belly Toer Salles M20/Fab***

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 on DR1434/ PGD 2868-2870

Morrow whereast

80. 110 -10. 011 70.099 -2.620 67.479

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 acres.

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.

Leaving in said parcel herein to be conveyed 67.48 acres,

044 -026 34-60

Parcel No. 049-02634-00

Property Address: 835 Baltimore Somerset Road, Baltimore, Ohio 43105

Subject to taxes and assessments which are not or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1327, Page 0015, Official Records, Fairfield County, Ohio.

Grantors release all rights of dower therein.

EXECUTED this	lay of June, 2006.
REAL ESTATE CONVEYANCE	ξ_{n} ,) λ
FEE \$	Electe Julius sitigue
EXEMPT#	1 : 2
Berbara Curtiss A AUDITOR, FAIRFIELD COUNTY, OHIO	Paul Michael Wagner
TRANCERREN	-

TRANSFERRED

JUL 05 2006

Barbare Centers
County Auditor, Feirfield County, Ohio

2

COUNTY OF Franklin, SS:				
Before me, a Notary Public, in and for said Co above named Electa Darlene Wagner who ac foregoing instrument and that the same is her	knowledged that she did sign the			
28 day of <u>The</u> , 2006.	reunto set my hand and official seal, this			
Nøta	ry Public - State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW			
STATE OF OHIO	HOYARY FUELIC, STATE OF OHIO			
COUNTY OF Franklin, SS:	My commission has no expiration date.			
Before me, a Notary Public, in and for said County and State, personally appeared the above named Paul Michael Wagner who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this				
<u>Z8</u> day of <u>Jun</u> , 2006.				
Nota	Public - State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW ROTARY FUELIC, STATE OF OHIO My commission has no expiration date. Sector 147.09 18.0.			

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

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

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, 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". 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

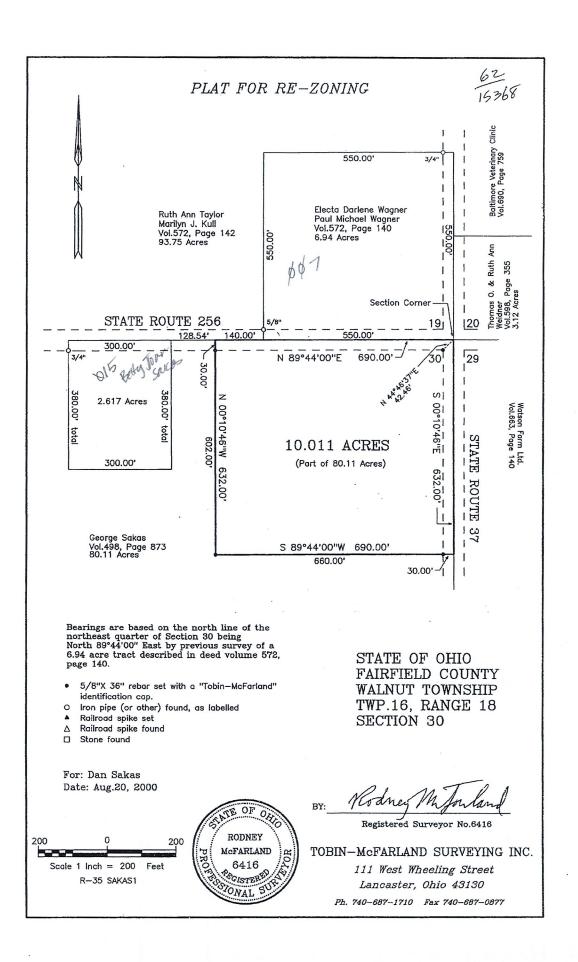
Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all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

21 NVD DIE 6/34/00

REAL ESTATE CONVEYANCE	TOANCECODE
FEE\$	TRANSFERRE
EXEMPT #	JUL 0 5 2006
Berbara Centres	Boulus Curtes County Auditor, Fairfield County, Ohio
AUDITOR, FAIRFIELD COUNTY, OHIO	County Auditor, Fairfield County, Ohio

Prior Instrument Reference: Volume County, Ohio.	e 1327, Page 017, Official Records, Fairfic	eld .
Grantors release all rights of dower.		
EXECUTED this <u>28</u> day of <u>J</u>	Cleeta Julie sekepre	
	Electa Darlene Wagner	
	Paul Michael Wagner	-
STATE OF OHIO COUNTY OF Franklin , SS:		
Before me, a Notary Public , in and for above named Electa Darlene Wagn foregoing instrument and that the same	r said County and State, personally appeared ther who acknowledged that she did sign the sign to the free act and deed.	ne ne
IN TESTIMONY WHEREOF, I h	nave hereunto set my hand and official seal, th	nis
	Dans Ell	
STATE OF OHIO COUNTY OF Frankling, SS:	Notary Dublic State of Children AT LAW NOTARY PUBLIC, STATE OF OHIO My commission has no expiration date. Section 147.03 R.C.	0
Before me, a Notary Public , in and for above named Paul Michael Wagner winstrument and that the same is his free	said County and State, personally appeared the acknowledged that he did sign the foregoing act and deed.	ne ng
IN TESTIMONY WHEREOF, I h	nave hereunto set my hand and official seal, th	is
	Tay Sell	
	Notary Public — State of Ohio DOUGLAS J. SCHOCKMAN, ATTORNEY AT LAW NOTARY FUELIC, STATE OF OHIO My commission has no expiration date.	
	2 Section 197 GS R.C.	

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

That 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

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, 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, Register Professional Surveyor No. 6416.

Parcel No. 049-02634-20

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

Prior Instrument Reference: Volume 1126, Page 210, Official Records, Fairfield County, Ohio.

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE\$ 104.50 `

FEB 0 3 2004

EXEMPT#_____

AUDITOR, FAIRFIELD COUNTY, OHIO

200400003080 Filed for Record in FAIRFIELD COUNTY, DH GENE WODD 02-03-2004 At 02:47 PM. DEED 28.00 OR Book 1327 Page 17 -

OR 1327 PAGE 0018

Executed this 29th day of January, 2004.

Sakas Corner, LTD

an Ohio Limited Liability Company

Daniel G. Sakas, Member

State of Ohio County of Fairfield, ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named 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 Whereof, I have hereunto set my hand and official seal, at Lancaster, 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 TILE NO. OFCIO DAD

Know all Men by These Presents

That 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:

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 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 eleven one-hundredth acres.

EXCEPTING THEREFROM 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 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.

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;

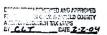
thence, North 00°10'46" West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;

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

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, Register Professional Surveyor No. 6416.

Leaving in said parcel herein to be conveyed 67.48 acres.

Parcel No. 049-02634-00





OR 1327 PAGEO 016

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

Prior Instrument Reference: Volume 1120, Page 599, and Volume 1118, Page 335, Official Records, Fairfield County, Ohio.

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.

led for Record in FIRFIELD COUNTY, OH

In Testimony Whereof, 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

1.24 Len by these 4 tresents

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 address 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 rebar set;

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

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 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.

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

Mitness

Its hand this 14Th day of September, 2000.

Signed and acknowledged in presence of

State of

Exempted from Fairfit Regulations. This exempt

County.

Before me, a Notary Public in and for said County and State, personally

THIS PARCEL IS NOT LOCATED IN AN IDENTIFIED FEMA FLOOD HAZARD AREA

OR 1126 PAGE 0211

appeared the above named

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 Phereof,

I have hereunto

set my hand and official seal /at

, Ohio this

14- day of September, A.D. 2000.

Niptary Public - State of Ohio



Attorney at Law
Notary Public, State of Case LIFETIME COMMISSION

This instrument prepared by

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

TRANSFERRED

GCT 4 2000

Balaca Centres County, Auditor, Fairfield County, Ohic

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

REAL ESTATE CONVEYANCE

FEE \$_

EXEMPT # EX M

Berbara Curtica

AUDITOR, FAIRFIELD COUNTY, OHIO

লাইন আঁকনিট্রী আঁকনিট্রী আইন করি করি । ১০ জারে চুক্তের করি করিছে জারিকার জ্বিত্র হিছে । ১০ জারে চুক্তির প্রথম সামান্তর চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির চুক্তির

(Direction)

PC-E-12.A REV.10/99

PROBATE COURT OF THE ANGELS COUNTY, OHIO LAWRENCE A RELEKIS . LUDGE

ESTATE OF Geo	rge Sakas		, DECEASED
Case No58669			•
			1 · 1 · 2
	CERTIFICATE	OF TRANSFE	R
	NO. <u>3</u>		Marie or assess mande & and
Decedent died on June described in this certificate. The follows.	28, 1999 persons to whom such	real estate passed	owning the real estate by devise, descent or election are as
Name		idence iress	interest in Real Estate so Passing
Daniel G. Sakas	1370 Cambr	idge Blvd.	Entire
	Columbus, C	OH 43212	
		20 Fi	19000016186 led for Record in
REAL ESTATE CONVEYANCE	TRANSFER	J/ LJ/ C-1 1 C-1	NE WOOD 97-13-2000 02:55 pg.
FEE\$		CE	RT TRANS 14.00 Book 1118 Page 335 - 336
EXEMPT #	JUL 1320	TRANSF	
Berbara Curtica	Rica		
AUDITOR, FAIRFIELD COUNTY, OH	O County Auditor, Fortists	AUG 4	2000
[Complete if applicable] The real est of decedent's surviving spouse, spect of the unpaid balance of the s		which is part of the su	in favor in re- univing spouse's total intestate share. JTHENTICATION
Received 20 At FEE \$ Recorded 20 EXEM Franklin County Recorder	ESTATE CONVEYANCE O'clock M	i certify that to original kept by in of this Court. The STE	his document is a true copy of the ne as custodian of the official records e original was filled2STH day of Y2000. WEN 0. WILLIAMS. WINDSGENERAL SECTION CONTROL OF THE CONTRO
FRANKLII	N COUNTY FORM 12.4	CERTIFICATE OF	TRANSFER

RE-RECORDED TO CORRECT FILING ORDER.

OR 1118 PAGE 0336

FAIRFIELD 1120 PAGE 0600

ESTATE OF	George Sakas	, DECEASED
Case No	58669	w

CERTIFICATE OF TRANSFER

NO	3
The decedent's interest in the entire interest is	the entire interest

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 $1/2^\circ$ West 28 chains and 84 links to a stone in the road; thence South 4 $1/2^\circ$ West 27 chains and 80 links to a stone; thence South 85 $1/2^\circ$ 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 On 08-04-2000 11:15 am. CERT TRANS 14.00 16.00 OR Book 1120 Page 599 - 600

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

POR TRANSPER ORD APPROVED
POR TRANSPER ORD APPROVED
ALDITORIDOR MEET TO MAN 6 / 14 / 0 6

1513

CK UP

CK UP

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OR | | | 8 PAGE 0 3 3 5 FAIRFIELD

PROBATE COURT OF THANKEIN COUNTY, OHIO

ESTATE OF	George Sakas		, DECEASED
Case No.	58669		•
			V. I.
	CERTIFICATI	OF TRANS	SFER
	NO. 3		Barrera manager and a married
	, 1101		And the same of the same of the
Decedent died on	June 28, 1999		owning the real estate
described in this certi	ificate. The persons to whom suc	th real estate pas	sed by devise, descent or election are as
follows.			· .
N	De	aidence	interest in Resi
Name		ddress	Estate so Passing
Daniel G.	Sakas 1370 Camb	ridge Blvd.	Entire
	Columbus.	OH 43212	_
			200000016186 Filed for Record in FAIRTIELD CO, OM
REAL ESTATE CON		BBEB	GENE WOOD
MENE COINTE COI	VVEYANCE TRANSFE		GENE WOOD ON 02:55 DE. CERT TRANS 14.00 OR Book 1118 Page 335 - 336
FEE \$		•••	OR Book 1118 Page 335 - 336
EXEMPT #	JUL 13	2000	
Berbara (Curtise Believe	Z. Tina	
AUDITOR, FAIRFIEL		100	
			in favor
[Complete if applicable of decedent's surviving		Certificate is subje	oct to a charge of \$ in favor
spect of the unpaid bal	lance of the specific monetary sha	re which is part of	the surviving spouse's total intestate share.
		_	AUTHENTICATION
EOD DEC	ORDER'S USE ONLY	I certify	that this document is a true copy of the
		at this Car	of by me as custodian of the official records int. The original was filed25TH_ day of
Received	20 At o'clock	IAI	MAY 20 00.
Recorded	20	10.7 2810	STEVEN O WILLIAMS
		- Pro	bate Judge and Ex-Officio Clerk.
Franklin County Reco	rder	1/2	A HILL WALL
Recorder's Fee \$		By /	(SEAL)
	FRANKLIN COUNTY FORM 1	2.A CERTIFICAT	E OF TRANSFER
			and a second
			•

OR 1118 PAGE 0336

FAIRFIELD

PROBATE COURT OF ENAMES COUNTY, OHIO TERWRENCE AND BELSKICK HUDGE

ESTATE OF	George Sakas	, DECEASED
ESTATE OF		3.3
Case No	58669	
Uaso 140		

CERTIFICATE OF TRANSFER

NO.	3
140	

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 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.

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

Form 603 - OHIO WARRANTY DEED-From a Corporation



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, Ohio

does Give, Brant, Bargain, Sell and Convey unto the said grantee, George his heirs and assigns, the following described premises, situated in the 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 $85\frac{1}{2}^{\circ}$ West 28 chains and 84 links to a stone in the road; thence South $4\frac{1}{2}^{\circ}$ West 27 chains and 80 links to a stone; thence South 85^{10}_{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.

Subject to a lease to Sakas, Inc.

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

TRANSFERRED

JUL 31 1980

REAL ESTATE CONVEYANCE

Exempt #

Auditor, Fairfield County, Chio

25364 flu

RECEIVED COUNTY OHIO RECORDED HUG- 19 600 RECORD VOL 196 PAGE 23

JUL 3 1 1980

CORDER - TAIRHELD COUNTY LANCASTER, OHIO 43130

DESCRIPTION APPROVED FOR TRANSFER

DATE 7/31/80 FARFIELD CO. ENGR. LEON 1, WOLFORD # Hun / Phort

> 498 PAGE 873 , VOL , YUL TOU INITUIU

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

Un Haur and in Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee , George Sakas, his heirs and assigns forever.

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 warrant and Defend 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 Witness Whereat said corporation hereunto sets its hand and corpo-President George Sakas itsrate seal, by this its Secretary andJames W. Miller , in the year of our Lord one thousand 28th day of July

nine hundred and eighty (1980). INDUSTRIAL BUILDING Signed and acknowledged in presence of_ And By Secretary

State of Ohio. notary public Before me, a

in and for said County and State, personally appeared Fairfield County, Industrial Building Corp. the above named

byGeorge Sakas

President its

James W. Miller

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 them personally and as such officers.

The Trainment In Trainment In Interest, I have hereunto set my hand theory Public - State of Ohio and official seal, at Lancactus case, and official seal, at Lancactus Section 147.03 R.C.

this 28th day of

This instrument prepared by

James W.Miller, Attorney at Law.

VOL 498 PAGE 875

Route 1

know all Men by these wre

Ultat

George Sakas and Alexandra Sakas, his wife,

County of Fairfield of the Township Pleasant and State of Ohio Grantors , in consideration of the sum of One Dollar and other good and valuable consideration them pund by Industrial Building Corp., an Ohio corporation,

County of Fairfield Grantee the receipt whereof is hereby ul'the Village // Baltimore and State of Ohio Grantee the receipt whereof is never acknowledged, do hereby grant, baryain, sell and combreve the said Grande

Industrial Building Corp.

its successors
following Real Estate situated in the County of Fairfield
in the State of Ohio
Walnut

its successors
Fairfield
Fairfield
Township
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

Ev have and to hold said premises, with all the privileges, and appurtenances thereunto belonging, to the said Grantee
Industrial Building Corp.

its successors

Livies and assigns forever.

And the said Granter,

George Sakas,

for himself

and his

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 Clear from all Innumbrances whatsoeber Excepting taxes now a lien on said premises which the Grantee hereby assumes and agrees to pay;

will forever Warrant and Defend the same, with the and that he appurtenances, unto the said Grantee Industrial Building Corp. its successors against the lawful claims of all persons whomsoever -Leirs and assigns In Mitures Wherrof the said Granter George Sakas and Alexandra Sakas, his wife, of dower in the premises have who hereby release s

hereunto set their hund's this 30th in the year of our Lord one thousand nine hundred and dur of September seventy-one Signed and acknowledged in presence of lilexandra Alexandra Sakas The State of ohio Countress FAIRFIELD

Be it Remembered That on this 1.11.1171 before me the subscriber Se tember Notary Public in and for said county, personally came the above named

George Sakas and Alexandra Sakas,

the Grunturs in the foregoing beed and acknowledged the signing of the same labe their voluntary act and deed, for the uses and purposes therein mentioned

> In Cestimony. Whereof, thas e hereunto subscribed my nume and affixed mis the day and Sear last

William G. Coultrap REAL ESTATE CONVEYANCE Notary Public - State of

Exempt #

Mace M. Wolfdore Auditor, Fairfield County, Chio

This instrument prepared by William G. Coultrap, Attorney at Law

and

George Sakas and Alexandra Sakas,

his wife,

ndustrial Building Con Ohio corporation oute 1 P.C. Box 156 altimore, Ohio an Ohio corr Route 1 \mathcal{P} . Baltimore, (Industrial

CRIVED

WILLIAM G. COULTRAP

SUITE 205 FAIRFIELD FEDERAL BUILDING LANCASTER, OHIO 43130

OR BK 1722 PG 2770

TRANSFER NOT NECESSARY

OCT 24 2016) >

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 24.00
OR Book 1722 Page 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 PG 2772

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

É. DARLENE WALNER , its duly authorized agent on the 30 7h day of
SEPTEMBEL, , 2016.
Wagner Rentals, LLC
By: E. Dalme waynes
STATE OF OHIO, COUNTY OF <u>Fair field</u> ss:
BE IT REMEMBERED, that on the 20th day of September, 2016, before
me the subscriber, a Notary Public in and for said state and county, personally came the above
named E. Darlene Wagner, who acknowledged being the Member and
duly authorized agent of Wagner Rentals, LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said entity.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.
Kathryn A Badgeley, Notary Public In and For The State of Ohio My Commission Expires August 13, 2019 My Commission expires: August 13, 2019 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 2773

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

PAUL M. WHENEL	its duly authorized agent on the <u>307/1</u> day of
	WAGNER RENTALS, LLC
Ву:	among
STATE OF OHIO, COUNTY OF Fair	Ged ss:
BE IT REMEMBERED, that on the	20th day of September, 2016, before
me the subscriber, a Notary Public in and f	or said state and county, personally came the above owledged being the and
duly authorized agent of Wagner Rentals, I	LLC, and who acknowledged the foregoing instrument
to be the voluntary act and deed of said ent	ity.
In Testimony Whereof, I have he	reunto subscribed my name and affixed my official
seal on the day and year last aforesaid.	
The second secon	NOTARY PUBLIC My Commission expires: August 13, 2019

Page 1 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;

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 0.011 acres more or less, including the present road which occupies 0.000 acres, more or less, which is to be deducted from the value of Auditor's Parcel Number 0.000 0.0533-10.

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.

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-7825

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;

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 $\underline{0.011}$ acres more or less, including the present road which occupies $\underline{0.000}$ acres, more or less, which is to be deducted from the value of Auditor's Parcel Number $\underline{049-02634-20}$.

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

Date

PRICE, JR S-7825

CHARLES W

TRANSFER NOT NECESSARY

APR 03 2013

201300007174
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-03-2013 At 12:18 pm.
EASEMENT 52.00
OR Book 1628 Page 3143 - 3147

County Auditor, Fairfield County, Ohi

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.

<u>Permanent Easement</u>: 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, 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

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:

PALIT M. WAGNER

Printed name & title)

E. DARLENE WAGNER

E. DANIENE WALNES MEMBES

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

STATE OF OHIO }
} ss
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

Fax: 614-837-2235 Email: feykolaw@aol.com

TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

III West Wheeling Street Lancaster, Ohio 43130 Phone (740) 687-1710 Fax. (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 Rentals LLC as recorded in Official Record 1434, Page 2868 and part of the 80.11 acre tract described in a deed to Wagner Rentals 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 rebar previously set on the west line of said 10.011 acre tract and the TRUE POINT OF BEGINNING;

thence 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-

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

thence 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;

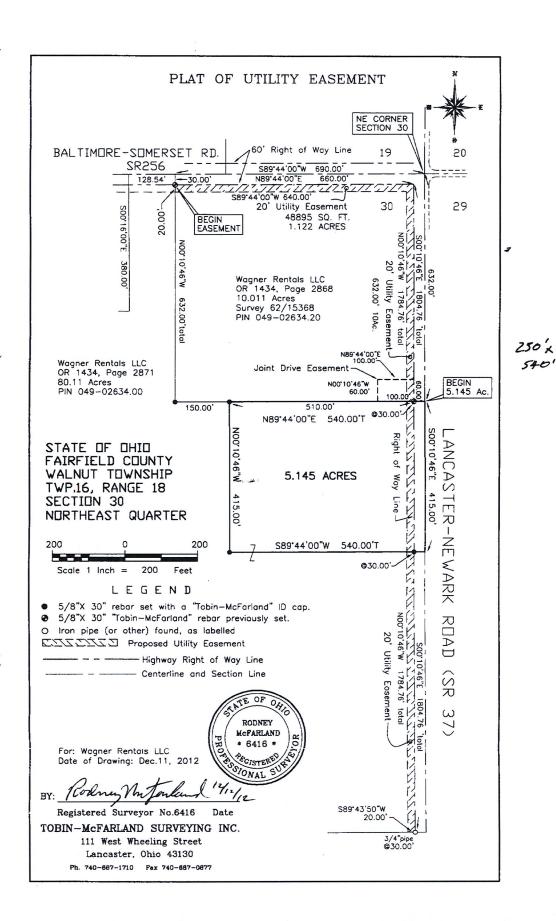
thence North 00 degrees 10'46" West a distance of 1784.76 feet to a point; thence South 89 degrees 44'00" West a distance of 640.00 feet to a point on the west line of said 10.011 acre tract;

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 2868 and are used to determine angles only. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in December of 2012 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland. Registered Professional Surveyor No. 6416.

Roding The Jankind 3/29/13 TE OF OHIO Rodney McFarland, P.S. Date RODNEY Dec.11,2012 Originals are signed in blue ink USB R1 wagner joint drive McFARLAND 6416 CISTERED ONAL EXHIBIT



AGREEMENT FOR EXTENTERRITORIAL 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 Ohio

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 WOOD, COUNTY RECORDER
04-03-2013 At 12:18 pm.
AGREE MISC 48.00
OR Book 1628 Page 3154 - 3156

- 1) The term of this agreemant is indeterminate.
- 2) This agreement is for su plus utility services only.
- 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.
- If 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.

- All charges to be paid by the Owner for utility services as set forth herein, including but 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

Signature and Title

Signature

 $\frac{12-3(-12)}{\text{Date}}$

Date

STATE OF OHIO COUNTY OF FAIRFIELD }

On the 31^{ct} day of December, 2012, before me the undersigned Notary Public, personally appeared foul m Wagner on behalf of WAGNER RENTALS LLC, Owner, and acknowledged the signing of this document to be his voluntary act and deed.



Peggy K. Lawlis, Notary Public in and For The State of Ohio My Commission Expires April 04, 2016

Notary Public

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.

Melina Jo Noles Notary Public

Document Prepared By:

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

Tel.: (614) 837-1870 Fax: (614) 837-2235



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

EASEMENT

THIS EASEMENT AND RIGHT OF WAY granted this \(\frac{747}{\text{//}}\) day of \(\frac{\text{SEITEH BEK}}{\text{.}}\), 19 87, by and between \(\frac{\text{Ruth Ann Taylor & James A.Taylor}}{\text{her husband, Donald L. Kull & Marrilyn Jame Kull, his wife, Electa Darlene Wagner & Paul Michael Wagner, her husband;}

hereinafter whether singular or plural, called the "Grantors" and COLUMBIA GAS OF OHIO INC., an Ohio corporation, having an office and place of business at 200 Civic Center Drive, P.O. Box 117, Columbus, Ohio 43216-0117, (hereinafter called the "Company").

WITNESSETH:

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 hereby 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 hereinafter 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 suitable building to house the aforesaid facilities on lands situate in Walnut Township, Fairfield County, Ohio, and being more particularly described on Exhibit "A" attached hereso and made a part hereof.

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, maintenance, repair, replacement 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 HAVE AND TO HOLD all and singular, the Easements and Rights of Way herein granted unto Company, its successors and assigns 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, heirs, successors and assigns.

TRANSFER FI HECCOSON

CCT 2 6 1987

Parce P. Rail

20873

IN WITNESS WHEREOF, the Grantors, have hereunto set their hands the day and year first above written. Signed, sealed and delivered in the presence of: STATE OF OHIO COUNTY OF FAIRFIEL Personally appeared before me, a Notary Public in and for said Ruth Ann Taylor & James A. Taylor, her husband; Donald L. Kull & Marilyn Jane Kull, his wife; Electa Darlene Wagner & Paul Michael County _ 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 SFOTEMBER My Commission Expires:

ROBERT W. KIRBY
NOTARY PUBLIC FOR THE STATE OF QHIQ
FRANKLIN COUNTY
MY COMMISSION EXPIRES 0.5 - V8 - 40

RECORDED IN Fairfield County, Ohio at County, Ohio County

26782

OCT 2 6 1987

Received in Robitald County Ohio

THIS INSTRUMENT PREPARED BY: COLUMBIA GAS OF OHIO, INC.

20872

-2-

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 $89^{\rm O}\,41^{\,\prime}$ West 487.61 feet, in the centerline of State Route 256, to a point;

thence North 1⁰11' 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 $^{\rm O}$ 41 $^{\rm L}$ West 15.00 feet, in the north right-of-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 1 011' 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 $89^{\circ}41'$ 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 90^000° 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),

20879

REAL ESTATE DESCRIPTION

PAGE 2.

FROM: Ruth Ann Taylor Marilyn Jane Kull Electa Darlene Soliday

Columbia Gas of Ohio, Inc. TO:

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 0°00' 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.

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9/87 R.L.S.

KEY BLUE MINT CO. NOT

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AGREEMENT FOR CONDITIONAL LIMITED TIME GAS SERVICE

					· APPLICA	NT NAME			
THIS AGE	EEMENT, made this 12th	yof Feb.		by and betwe		S. S.	Solid	ay	
heroinaster	called "Applicant", party of t	he first part,	Columbia		Lo	,	, Inc.		
ADDRESS				OFFICE NAME		OFFICE NAV		N	1342
	ront St., Columbus, Ohio 432		1300) Central		SETERN	ore		1042
	ME Baltimore Fairfie	62	hereinafter	called "Distribu	tion Comp	any", par	ty of th	e secor	id part and
Columbia C	company as Transmission Corporation	ADDRESS: 1700 Mac	Corkle Ave.	S.E., Charleston	, West Virg	inia 2531	4,	herein	after called
"Transmiss	ion Company", party of the t	hird part; WHE	REAS, App	licant has heret	ofore filed	an applic	ation for	gas s	ervice with
	n Company, said gas to be use	d by one (1) cust	tomer on pre	mises owned by	Applicant	situate i	LOT		QUARTER
SECTION/TRACT	Walnut	Fairfiel	.đ	Ohio.		for DE re	esidentis	l 🗆 cor	nmercial o
□ industr	ial purposes; and WHEREAS,	a Company servi	ce line is req	uired on a pipelis	ne facility or	wned by T	Transmis	sion C	ompany for
D new sor	vice of Continuation of serv	rice of natural ga	s to be supp	olied to Applica	nt from Tra	nsmissio	n Compa		G-3
which is a w	vell, gathering, storage or trans	smission pipeline	; and extern	al protection of	Pransmissio	n Comp	ny and	Distrib	ution Com
pany equips	nent □ is □ is not required at t	time of installation	on; and unles	s Applicant alre	ady owns ti	e land at	the loca	tion of	the service
line and all	other facilities to be installed b	y Transmission	Company an	d Distribution C	company he	reunder,	Applica	nt has a	cquired at
easement th	erefor from the landowner by a	deed dated	1 1	of record in	COUNTY	•			
TYPE	RECORD BOOK	E PAGE	so that A	Applicant will be	e entitled to	o grant t	o Trans	mission	Company
and Distrib	ution Company the easement d	lescribed in Sect	ion 8 below.						
•									

oplicant, Distribution Company and Tra e following terms and conditions: 1. Service hereunder will be made posseline, and only when and for so long as

- pipeline, and, ing. storage or tra
- 3. Service is granted to Applicant only because Transmission Company makes the gas available to Distribution Company for re to Applicant; and Applicant understands that Transmission Company does not hereby agree to serve Applicant directly, either not at any time in the future. Such service to Applicant is made subject to the absolute right of Distribution Company to discontinue a service, upon thirty (30) days' notice, for any of the following reasons, among others:

- service, upon thirty (30) days notice, for any of the following reasons, among others:

 (A) When the well, gathering, storage or transmission pipeline of Transmission Company serving Applicant is no longer n primary function.

 (B) When the supply of natural gas contemplated for service to Applicant becomes depleted or exhausted.

 (C) When the pressure on such Transmission Company pipeline is reduced to an improper or unsatisfactory level to main to Applicant and to fulfill its other purposes.

 (D) Whenever it becomes necessary to relocate, reclaim or abandon the pipeline of Transmission Company.

 4. Transmission Company or Distribution Company may, without notice to Applicant, interrupt the delivery of gas twhenever in its sole judgment such action is essential to the preservation or conservation of the health, safety or property as ion Company or Distribution Company, or the employees of either, or Applicant or the public generally.

 5. Transmission Company and Distribution Company make no warranty, express or implied, as to the length of time agas for the contemplated service will be available.
- gas for the contemplated service will be available.

 6. Applicant covenants that his service hereunder will be surrendered upon request of Distribution Company and in accordance with the terms of this Agreement, and further covenants that should he refuse to surrender the service upon request so as to delay or impede Transmission Company in removing said pipeline from service, or so as to cause Transmission Company to operate or maintain said pipeline in an inefficient manner in order to maintain service to Applicant and to fulfill the other purposes, if any, of said pipeline, such action shall constitute a breach of this Agreement; and Applicant shall thereupon be liable in damages to Transmission Company for its costs from time to time incurred in consequence of such breach hereof.

 7. Transmission Company agrees that at such time as service shall be permanently and finally terminated to Applicant under Section 3 hereof, it shall, upon request of Applicant, pay to Applicant in full satisfaction of any and all claims against Transmission Company and Distribution Company, and to aid and assist Applicant in the costs attendant to the transfer to the most economical alternate source of energy where gas is not readily available from another supplier, a sum reckoned according to the following schedule:

Time elapsed from initial service hereunder to termination 5 years or less 5 to 15 years More than 15 years

Where gas is not reaching until ble from another supplier
Alternate fuel costs (up to 200 million B.T.U. per year) for 3.0 years
Alternate fuel costs (up to 200 million B.T.U. per year) for 2.0 years
Alternate fuel costs (up to 200 million B.T.U.) for 1.0 year

FORM C 2230 (Control

Page 2 of 4

- 8. In consideration of the premises, Applicant hereby grants to Distribution Company and Transmission Company an easement for a site, acceptable to them, for the location of a Company service line, a cleaner, heater, regulators, meter and building, as may be required, at a point not to exceed twenty (20) feet from the pipeline of Transmission Company; and at Applicant's own cost and expense, Applicant shall furnish, lay, connect and maintain the customer service line and house line and for the safe and practical transporting and controlling of gas to be served, and install meter protection from external forces, when required; and Transmission Company agrees to furnish, install and maintain the necessary Company service line from its pipeline, which will include any necessary gas cleaning equipment. All installations performed by persons other than Distribution Company or Transmission Company are subject to Distribution Company approval in accordance with the then effective Columbia Gas System standards for gas piping and appliance venting on customer's premises.
- 9. Distribution Company shall furnish, at its own cost and expense, the meters, fittings and service regulators for furnishing the gas to be supplied hereunder to all except large volume customers (that is, up to 50 million B.T.U. per day), except as follows with respect to service regulators:
- (A) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure not exceeding 60 psig. Distribution Company will furnish the necessary 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 psig but not in excess of 200 psig, which will necessitate one high pressure service regulator in addition to the service regulator. Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulator.
- (C) If the Transmission Company pipeline from which Applicant is to be served is operated at a pressure in excess of 200 psig which will necessitate two high pressure service regulators in addition to the service regulator, Applicant will be required to make a payment to cover the cost, installed, of the high pressure service regulators.
- (D) Subsequent to this Agreement, Distribution Company agrees (i) to make any and all replacements of service regulators and (ii) install any additional service regulators needed at this location, at Distribution Company's cost and expense. If this Agreement supersedes a pre-existing service Agreement, Distribution Company shall bear the cost and expense of replacing pre-existing service regulators.

Applicant agrees to maintain, at his own cost and expense, the customer service line, house line and installed meter protection from external forces, when required, in an operating condition satisfactory to Distribution Company. All material furnished by either Applicant or Distribution Company or Transmission Company may be reclaimed and removed from the premises by the party owning same at the termination of this Agreement.

- 10. Where a heater must be operated on the inlet side of a service regulator, to permit measurement 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 customer service line and house lines as well as defects in pipe, connections or appliances, the escape or leaking of gas, the sticking of valves or regulators and other irregularities incident to the service equipment of Applicant.
- 12. Distribution Company and Transmission Company shall have access at all times to all equipment herein provided for, for the purpose of determining whether such equipment is in proper condition and operated in accordance with this Agreement, and as well with the Rules, Regulations and Schedules of Distribution Company applicable to the jurisdictional public service customers, which said Rules, Regulations and Schedules as they exist from time to time shall also apply to this Agreement and are hereby specifically made a part hereof by reference.
- 13. The maximum pressure at which gas is to be supplied to Applicant for residential use shall not exceed seven (7) inches water column at the outlet of the service regulator, and the responsibility for the care of the service regulators and their proper adjustment to conform with the above specified pressure shall rest with Distribution Company. Applicant agrees to install a customer service line and house lines of sufficient size to give adequate service at this pressure.
- 14. Applicant agrees that Distribution Company shall have the right, without notice, to shut off the gas at any time from Applicant for any of the following causes; (A) for repairs; (B) for want of gas supply; (C) for non-payment of bills when due; (D) for any violation of this Agreement by Applicant; (E) upon discovery of a flow of stray electric current upon the house lines that is or might become dangerous; (F) in the event that gas service hereunder was secured by Applicant's misrepresentation; (G) manipulation of the service regulators to increase the pressure above the seven (T) inches water column maximum pressure increase the pressure above the seven (T) inches water column maximum pressure for increase the pressure above the seven (T) inches water column maximum pressure for a factor of the company or customer service lines or house lines or appliances are found so that a shut-off is required for safety reasons; and (I) when leaks are found that require prompt repair (but not shut-off) for safety reasons, and when repairs are not made promptly by Applicant.
- 15. At all times, Applicant agrees to service, repair and maintain in good and safe condition all customer service lines, house lines, fixtures, appliances, equipment and facilities owned by or installed by Applicant hereunder. Applicant further agrees to hold Distribution Company and Transmission Company harmless from any and all liability imposed against it arising from Applicant's use, maintenance, repair or ownership of the same.
- 16. Distribution Company or its agent, may require Applicant to supply a reasonably safe guarantee 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 such deposit has been surrendered.
- 17. Upon the request of Applicant, Distribution Company will test the accuracy of the meter, provided Applicant deposits with Distribution Company a sum of money sufficient to cover the costs arising from the removal and replacement of the meter for testing purposes. A meter registering between three percent [3%] fast, and three percent [3%] obtained what libe determined for all purposes to be registering correctly. When the meter is tested and is found to be registering correctly. So intribution Company shall retain such part of said deposit as was actually expensed in the removal and testing of the meter, I said deposit should be insufficient to fully cover said actual expense. Applicant shall put the difference. When the meter is tested and found to be registering incorrectly, Distribution Company will refund to Applicant the entire amount of the deposit. Provided, however, that where State meter testing rules vary from the above, such State rules shall control.
- 18. Applicant agrees to pay Distribution Company for all gas so delivered on receipt or before the due date of the bill for the monthly period and at the rate prevailing from time to time in the general locality in which Applicant is served hereunder.
- 19. Applicant understands, and by the execution of this Agreement specifically sugress, that the service herein contemplated is a private contractual service and is not utility service subject to public regulation, unless State law otherwise requires, and that mething herein contained shall be construed as implying an intention or "holding out" on the part of cital Distribution Company at Pransmission Company to serve the public in the area generally, or to dedicate any of its facilities at public use or service. All part iss agree that both Distribution Company and Transmission Company are subject generally to regulation, so that this Agreement is subject to any lawful governmental order applicable thereto.

VOL 503 PAGE 427

			Page 3 of 4
	IN WITNESS WHEREOF, said parties have her	eunto set their hands this	12th
	day of, 19_80		
	Signed and acknowledged	transfer of the second	7 3
	in the presence of:		1 A .
	WITNESS:	APPLICANT:"	472
	WITNESS.	CELL	W. S.
	Howard W. Show	M.E. Solida	4
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	My Jauen		_ **//
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7	Will Company of the C	By: / LAZEP C O-LES	Rights
	- Mornen M. Durnee	·	Rights
	STATE OF OHIO)		•
۲.	c) SS:		
	GOUNTY OF Fairfield)	O	
٠,	Before me, a Notary Public in and for said named E. E. Soliday	, who acknowledged that	
	foregoing instrument and that the same is his	free act and deed.	us did sign the
	IN TESTIMONY WHEREOF, I hereunto set my h	and and official seal this1	2thday of
	Feb. , 19 80.	71/2	1
		NOTARY PUBLIC	· · · · · · · · · · · · · · · · · · ·
) /	Raimy rulls, Lucie of Gills
	STATE OF OHIO)		ly Commission Expires 12-17-0-1
) SS:		
	COUNTY OF) Before me, a Notary Public in and for said County	aty and State personally appears	d .
		, District Office Manager	
	COLUMBIA GAS OF OHIO, INC., a corporation, v		
	premises, and who acknowledged that he did sign the	he foregoing instrument and that	the same is his free
	act and deed as such officer and is the free act and	d deed of sald corporation.	0,3
	IN TESTIMONY WHEREOF, I hereunto set my h	nand and official seal this.	
	day of March, 1950.	Edward 1	MARIEN
		NOTARYPUBLIC	20 1 1 E 1 E
	CTATE OF MEST MOCINIA	EDWARD R. CRAV	ENVI 3
	STATE OF WEST VIRGINIA)) SS:	NOTARY PUBLIC - STATE O	OHO
	COUNTY OF KANAWHA	MY COMMISSION EXPIRES MAR	CH 12, 1988
	Before me, a Notary Public in and for said Coun	ity and State, personally appeared	d
	Paul C. Stump, Ma		
	COLUMBIA GAS TRANSMISSION CORPORATION	, a corporation, who represent	ed that he is duly
	authorized in the premises, and who acknowledged t	that he did sign the foregoing inst	rument and that the
1	same is his free act and deed as such officer and in IN-TESTIMONY WHEREOF, Linereunto	s the free act and deed or said to	s/ 6th
j.	day of April 19 81	/ lis	7
	151	A JAMA JA	
- 5	THIS INSTRUMENT	Commission expires	Sept. 25, 1985
	PREPARED BY: Homenul Jour		GAS OF OHIO, INC.
	Some will the		
	FORM C 2230-34 CSD	12.0 E	

Columbia Gas Transmission Corp. Municipality Township District, County, COLUMBIA GAS OF OHIO, INC. AND COLUMBIA GAS TRANSMISSION CORP. County AGREEMENT AND EASEMENT P. O. Address 8151 Len-Newark Rd. Baltimore, 0 43105 31537 343 30 15 05

EMANENT SERVICE 10 LOCATION APR 1 0 1981 FROM E. E. Soliday 300274089

11-16-19

RIGHT-OF-WAY EASEMENT

JUN 6 1975

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1200) and other good and valuable macanade was paid to Emerald E. Soliday and MMARIEO the paid to as GRANTOR, by The Village of Thurston Ohio, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove a waterline over, across, and through the land of the GRANTOR situated in Fairfield County, State of Ohio, said land being as follows:

Situated in Walnut Township, being part of Range 18, Township 16, Section 19, Congress Eands and described in a deed recorded in Deed Book 376; page 603; Recorder's Office, Fairfield County, Ohio together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this easement.

The easement shall be 10 feet in width, the center line of which is described as follows. Beginning at a point on the west line of the above described tract, said point being 40 feet north of the centerline of State Route 256; thence, running easterly and parallel to the said centerline of said State Route 256 to a point 55 feet west of the centerline of State Route 37, thence, southeasterly to the intersection of the centerlines of said State Route 256 and said State Route 256 and said State Route 37, and also an easement to serve adjoining or adjacent property to the south of the above described easement.

The following condition shall be met by the GRANTEE: All field tile encountered during construction of the water line shall be protected by placing a preformed concrete support under each tile that the water line passes under for the width of the trench and 18% on each side of the trench

The tile shall be secured to the support by straps.

Total St. The consideration hereinabove recited shall constitute payment in full-for any damages to the Tand of the GRANTOR; his successors and assigns, by reason of the soinstallation, operation, and maintenance of the structures or improvements referred to berein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from hits use to the adjacent land of the GRANTOR. his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the CRANTER, its successors and assigns.

WITNESS WHEREOF, the GRANTORS have executed this instrument this 4 day of

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of the foregoing witnesses

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the foregoing Deed, and acknowledged the signing thereofield be Jiv

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This instrument was prepared by TACKSON & RELEWER, Baltzimore, Ohio.

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1/1	/49 Ms No 8862			65
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\$H	DEED OF EASEMENT Form No. 6-D	Mr. Paul A. Dalthaser	Eas. No. 20-A R/W Ms	
	9. En 99/22	1203 N. Columbus St.	W. O. No. 600/1019-30/3-	3
	RECEIVED OF THE OHIO	POWER COMPANT, an Chio corporation, the sum	of Car Dellar (SL00) in consideration of which	/
	Paul A. Baltha	iser, & Ann S. Balthaser, his w	ife	
	Partitus propert and company	unto said THE OHIO POWER COMPANY, it:	successors and assigns the right and easyment to m	enstruct, operate and main-
		mento said THE OHIC POWER COMPANY, its see line, with all accessary poles, anchors, wiren and		and the right to permit
		poles, with pervices and extensions therefrom, on and		orno County
	of Fairfield	, and State of Ohio and being a just of Section	No. 4 Township No.	14N
	Range No. 18W	and bounded:		
	On the North by the lands of	Nannie Sharpnack		
1	On the East by lands of			
	On the South by lands of	Pa Kauffman		
			7	The second secon
	with the right of ingress and a	F. KRUTTHAM gress to and from and dwgr taid premises.		
		to cut or trim my trees which may endanger the safe	ety of interfere with the construction and use of sa	dd electric power line.
		MID the same unto said THE OHIO POWER COMPA		
1		equing is the entire contract between the portion for		M ten torres and processions.
				9.49.
1		s signatures and senis, this 19th day	ot 415.3	2
	WITNESS:		David A Dalaharan	
	James R. Baker		Paul A. Balthaser	(SE&L)
	6- de-300 gr		PAUL A. BELTHASER	(\$EAL)
	Vernon V. Smith			CHAL)
	VERNON V. SMITH		ANN S. BALTHASER	(SEAL)
1	THE STATE OF OHIO,	Fairfield COUNTY as		
	Before me, a	Notary Public	in and for said County, person	matter assuranced the allower
		ltheser and Ann S. Balthaser	A see see see see see see see see see se	and officers are present
	named	LULIS SHA BANK BANK SE BRIGHTON	- Lancon Communication	
		THE did sign the within instrument and that		
	IN WITNESS WHERE	OF, I have becounte set my hand and official see on .	this 19th day of May	A. D. 19. 49.
		épt. 11 19 51 (N. P. 8	SEAL) Vernon V. Smith	
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	MY COMMISSION EXPL THE STATE OF ONIO.	ABS SEFT. LL, LTGL COUNTY, 6%	`	
	Before me, a.,		to and for said County, person	nally appeared the above
	named			
	Hallica			\\
				A CONTRACTOR OF THE PARTY OF TH
	who acknowledged that	did sign the withte instrument and that		
	in witness where	OF, I have hereunge set my hand and official seal on t	this day of	
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File No. 8776

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Elesta A. Soliday C. E. Soliday The same South-Central Rural Electric Cooperative, Inc.

Form 1E-189

Location Number

RIGHT - of - WAY EASEMENT

KNOW 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 enter 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 trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wirds in falling.

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

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances 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 gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 19th day of May, 1949.

Electe A. Soliday C. E. Soliday

(L.S\$). (L.S.)

Signed, sealed and delivered in the presence of:

Darwin Kindler Albert Asbersold

(Acknowledgments)

STATE OF OHIO

(ss.

Fairfield COUNTY

Be it remembered, that on this 19th day of May, 1949, personally appeared before me, the undersigned, a Notary Public in and for said County, the above name Electa A. Soliday grantor in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. above named

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

Motary Public E. F. Eckert, Fairfield County, Ohio E. F. ECKERT, MOTARY PUBLIC MY COMMISSION EXPIRES JUNE 8, 1949

(N. P. SEAL)

RECEIVED FOR RECORD: June 2, 1949

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

RECORDED: June 3, 1949

ATTEST: Paul J. King R. F. E.

File No. 6367. 9-88	Grant of	Right-of-Way	Fan 5	654
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Parsin Kindler				
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Fee. 1.25 No. 8828 ... Eas. No... 6..... Map No. 6/6.... Name and Address Drawing No. C. 17.74 I.O. No. 3154 19 3 Mr. J. W. Race THE OHIO POWER CO. W. Race and Weltha V. Race of the County of Fairfield. Township, in the County of Fairfield, in the State of Ohio, and part of Section No. 19 Township No. 12 and Range No... /8. W.... and bounded: On the North by the lands of Ralph Van Arsadalen & Gilbert Nazzis. On the East by the lands of . . . On the South by the lands of David Ballmer & Harley Hinger! On the West by the lands of Gury Huffman.
Night of Way Easment for Line almy Wighways Only. TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain, inspect, add to the number of, and relocate at will, poles, crossarms or fixtures, and string wires and cables, adding thereto from time to time across, through or over the above described premises, to cut and remove from said premises or the premises of the first part adjoining the same on either side, any trees, overhanging branches or other obstructions which may endanger the safety or interfere with the use of said poles or fixtures or wires attached thereto or any structure on said premises, and the right of ingress and egress to and over said above described premises, and any of the adjoining lads of the parties of the first part, at any and all times, for the purpose of patroling the line, of repairing, renewing or adding to the Number of said poles, structures, fixtures and wires, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any or all of said improvements erected upon, over, or on said land, together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted; Provided over, the said THE OHIO POWER COMPANY, its successors and assigns, shall further pay to signs, the sum of \$. fer along the public highway on said lands hereinbefore described, from time to time, whenever and as any poles are exected thereon. CRANTEE will immediately repair or replace all fences, gates, drains and ditches injured or destroyed by it on said premises or pay GRANTOR all damages done to the fences, drains, ditches, crops and stock on the premises herein described, caused by the construction, operation and maintenance of said lines. ALL claims for damages caused in the operation and maintenance of said lines. ALL claims for damages caused in the operation and maintenance of the construction of IN WITNESS WHEREOF, the parties of the first part hards hereunto set Islein. hand and seal the day and year first above Signed and Acknowledged in the presence of: ed Kirkfeatrick State of Ohio, ... Fairfield County, SS. Mutary Public in and for said County, personally appeared the above named...... act and deed. In Witness Whereof, I have hereunto set my hand, and official seal on this. 5. day of November .A. D.

1982...

NP Notary Public
(Seal) Fairfield County Ohio
My Commission Expires Nay 20-1953

Received for Record. Navember 192, 1932..., at 9.57 A.M. Gra B. Mack R. F. C. Recorded November 19th .. 1932.

Attest.....



DATE: 12/09/2005 DOCUMENT ID 200534202248

DESCRIPTION ARTICLES OF ORGANIZATION/DOM. LLC (LCA)

125.00

EXPED

PENALTY

CERT

COPY 00

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)

Document No(s):

200534202248

ARTICLES OF ORGANIZATION/DOM. LLC

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.

Queeth Bachmers

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 Expedite this Form: (Balos One) PO Box 1390 Columbus, OH 43216 *** Requires an additional fee of \$100 *** PO Box 670 Columbus, OH 43216 **⊙**No

ORGANIZATION / REGISTRATION OF LIMITED LIABILITY COMPANY

(Domestic or Foreign)

		Filing Fee \$125.00			بن
THE UNDERSIGNED DES	IRING TO FILE A:				P11 6
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		(Date of Fo	metion)	(State)	
Complete the general inform	setion in this section i	for the how checked shows			
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Name Wagner Ro	entals, LLC				
Check here if additions					
' If box (1) is checked, name must	include one of the following	ng endings: limited liability company,	limited, Ltd, L.t.d., LLC,	LLC.	
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Complete the information in a	this section if box (1) is	checked Cont.		
	ORIGINAL	APPOINTMENT OF	AGENT	
The undersigned authorized	member, manager or n	epresentative of		
Wagner Rentals,	LLC			
	(name of t	mited liability company)		
hereby appoint the following statute to be served upon the	to be statutory agent up a limited liability compar	oon whom any process, notice ny may be served. The name	e or demand require and address of the	ed or permitted by agent is:
_	louglas J. Schockman			
(**	Name of Agent)			
17	75 S. Third St., Ste. 700)		
(\$	Street)	NOTE: P.O. Bax A	ddresses are NOT acc	aptable.
<u>c</u>	Columbus		Ohio	43215
(0	City)		(State)	(Zip Code)
authorized representative		Authorized Representative Authorized Representative	Nagmen)	<u>11-18-05</u> Date
	ACCEP	TANCE OF APPOINTME	ENT	
The undersigned, named her	rein as the statutory age	ent for		
Wagner Rentals, L	LC			_
	(name of li	mited liability company)		
hereby acknowledges and ac	Coepts the appointment	1	ty Company.	

PLEASE SIGN PAGE (3) AND SUBMIT COMPLETED DOCUMENT

address to which in	terested persons may	direct requests for copies of any	operating agreeme	nt and any bylaws
this limited liability co	mpany is			
	(Name)			
	(Street)	NOTE: P.O. Bo	x Addresses are NOT a	cceptable.
	(City)		(State)	(Zip Code)
name under which t	the foreign limited liab	ility company desires to transact	business in Ohio is	
	-			
		the following as its agent upon w The name and complete addres		t the limited liability
npany may be served	In the state of Onic.	The hame and complete address	s or the agent is	
	(Name)	······		
	(Street)	1107.04.0		
		NOTE: P.O. 50	x Addresses are NOT as	copulation.
i limited liability comp	(City)	ents to service of process on the	Ohio (State) agent listed above a	(Zip Code)
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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

Taxing District

City:

UNINCORPORATED

Township:

LIBERTY UNION-

School District:

THURSTON L.S.D.

WALNUT TOWNSHIP

Legal

Neighborhood:

00064009 WALNUT TWP

DIST 049

Legal Acres:

62.33

Legal Description: R 18 T 16 S 30 NE

Land Use:

Section:

(110) A - AGRICULTURAL

VACANT LAND

AGRICULTURAL

Property Class:

Range Township

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 NO Credit:

Homestead Reduction:

NO

Notes

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 20	20 Payable 2021
	First Half	Second Half
Gross Charge:	\$0.00	\$0.00
eduction Factor:	\$0.00	\$0.00
on-Business Credit:	\$0.00	\$0.00
wner Occupancy Credit:	\$0.00	\$0.00
omestead Reduction:	\$0.00	\$0.00
pecial Assessments:	\$0.00	\$0.00
AUV Recoupment:	\$0.00	\$0.00
enalties And Adjustments:	\$0.00	\$0.00
ubtotals:	\$0.00	\$0.00
ior Charges:		\$0.00
nterest:		\$0.00
ull Year Total:		\$0.00
syments:		\$0.00
alf Year Due:	\$0.00	
ull Year Due:	\$0.00	

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)

6/18/2019 (\$246.38) 5/16/2019 (\$246.38) 4/18/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$246.38) 2/22/2019 (\$246.38) 2/22/2019 (\$256.41) 1/4/2019 (\$995.48) 7/20/2018 (\$248.85) 6/18/2018 (\$248.87) 5/16/2018 (\$248.87) 4/17/2018 (\$248.87) 4/17/2018 (\$248.87) 2/16/2018 (\$248.87) 2/16/2018 (\$438.05) 12/27/2017 (\$806.28) 7/21/2017 (\$201.55) 6/19/2017 (\$201.55) 6/19/2017 (\$201.57) 5/23/2017 (\$201.57) 4/24/2017 (\$201.57) 4/24/2017 (\$201.57) 2/23/2017 (\$1,007.83) 7/20/2016 (\$878.63) 2/24/2016 (\$878.63) 2/24/2016 (\$878.63) 2/24/2016 (\$883.19) 3/4/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 2/28/2013 (\$412.91) 2/28/2012 (\$412.92) 2/28/2012 (\$412.92) 7/18/2010 (\$331.22) 3/1/2010 (\$331.22) 3/1/2009 (\$326.06) 7/18/2008 (\$307.72)	7/19/2019	(\$246.37)
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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

Tax Year 2020 Tentative Valuation

Valuation Data

Parcel:

0490263400

Owner:

WAGNER RENTALS LLC

Address:

835 BALTIMORE-SOMERSET RD NE



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:	\$35,4	40.00

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.

Change Tax Year: 2019 ∨

Property Tax

	Tax Year 20	19 Payable 2020
	First Half	Second Half
Gross Charge:	\$1,229.77	\$1,229.77
Reduction Factor:	(\$401.15)	(\$401.15)
Non-Business Credit:	(\$71.52)	(\$71.52)
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:	\$757.10	\$757.10
Prior Charges:		\$0.00
Interest:	\$0.00	
Full Year Total:	\$1,514.20	
Payments:	(\$1,514.20)	
Half Year Due:	\$	50.00
Full Year Due:	\$0.00	

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)

6/18/2019 (\$246.38) 5/16/2019 (\$246.38) 4/18/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$246.38) 3/28/2019 (\$236.41) 1/4/2019 (\$995.48) 7/20/2018 (\$248.85) 6/18/2018 (\$248.87) 5/16/2018 (\$248.87) 3/16/2018 (\$248.87) 3/16/2018 (\$248.87) 3/16/2018 (\$248.87) 3/16/2018 (\$248.87) 3/16/2018 (\$438.05) 11/27/2017 (\$806.28) 7/11/2017 (\$201.55) 6/19/2017 (\$201.55) 6/19/2017 (\$201.57) 4/24/2017 (\$201.57) 4/24/2017 (\$201.57) 4/3/2017 (\$201.57) 2/23/2017 (\$1007.83) 7/20/2016 (\$878.63) 2/24/2016 (\$878.63) 2/24/2016 (\$878.63) 3/16/2015 (\$836.81) 7/18/2014 (\$830.19) 3/4/2014 (\$830.19) 5/30/2013 (\$722.71) 5/24/2013 (\$412.91) 8/3/2012 (\$412.91) 8/3/2012 (\$412.91) 8/3/2012 (\$412.91) 8/3/2012 (\$412.92) 2/28/2013 (\$412.91) 8/3/2010 (\$331.22) 3/1/2010 (\$331.22) 3/1/2010 (\$331.22) 7/16/2009 (\$332.06) 7/18/2008 (\$307.72)	7/19/2019	(\$246.37)
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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.