**RE 46** 

Rev. June 2019

TITLE REPORT

C/R/S

FAI-SR37-

Interest

100%

06.10

PID

PARCEL 006-SH1,T1,T2 PID 110412

	X 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.
(4)	

FEE OR OTHER PRIMARY OWNERS Name Marital Status (Spouse's Name) CHAOS, LLC N/A Mailing Address: 6644 Woolard Road Pleasantville, OH 43148 Phone Number 740-467-2857 (Jeffrey P & Jacqueline M Watson) Property Address: 8010 Lancaster-Newark Road Baltimore, OH 43105 Registered Agent: Jonathan C. Clark, Attorney Clark & Clark and Associates

Clark & Clark and Associates 130 E. Chestnut Street Lancaster, OH 43130 740-689-9089

### (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 Township of Walnut, County of Fairfield and State of Ohio:

Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

APN: 049-02544-00

Recorded in Fairfield County, OH on Instrument 201700000705, in OR Book 1729, Pages 1874-1875

## (3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number Date Filed Amount & Type of Lien

OR BK 1772 PGS 3542-3547

MORTGAGOR: The Vinton County National Bank 08/20/2018 \$700,000.00

521 East Main Street Lancaster OH 43130

MORTGAGEE: CHAOS, LLC

6644 Woolard Rd NE, Pleasantville, OH 43148

(3-B) LEASES

Name & Address

Commercial/Residential

Term

OR BK 1816 PGS 2735-2737

LESSOR:

CHAOS, LLC

8010 Lancaster-Newark Road

Advertising Land Lease

15 yrs

LESSEE:

Kennedy Outdoor Advertising LLC

9327 Martinsburg Road St. Louisville, OH 43071

Baltimore, OH 43105

(3-C) **EASEMENTS** 

Name & Address

Type

SEWER EASEMENT

**ROW SH Easement** 

OR BK 1804 PGS 447-451

**GRANTOR:** 

CHAOS, LLC, an Ohio limited liability company

8010 Lancaster-Newark Road

Baltimore, OH 43105

**GRANTEE:** 

Walnut Creek Sewer District

1700 Leitnaker Road NE

Thurston, OH

OR BK 1715 PGS 1856-1860

**GRANTOR:** 

Thomas O. Weidner, aka Thomas Oscar Weidner, and Ruth Ann Weidner

Husband and Wife

8010 Lancaster-Newark Road

Baltimore, OH 43105

**GRANTEE:** 

STATE OF OHIO, DEPARTMENT OF TRANSPORTATION

9600 Jacksontown Road Jacksontown, OH 43130

Deed BK 545, Pages 943-944

GRANTOR: Milton McKinley Watson, married

GRANTEE: Eileen M. Ackley

10' sewage drainage system

GAS LINE EASEMENT

Deed BK 269, Pages 646-647, recorded 05/17/1957 at 9:50 am

**GRANTOR:** 

Frank C. Miller and Stella G. Miller

GRANTEE:

The Ohio Fuel Gas Company

Deed Vol 270, Page 649, recorded 06/21/1957

RELEASE of EASEMENT for all land s within the highway right of way limits between station 16

+ 55 and Station 48 + 33

GRANTOR:

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

GRANTEE:

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

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

GRANTOR: GRANTEE:

Frank C. Miller

STATE OF OHIO

HIGHWAY EASEMENT

(4) <u>DEFECTS IN TITLE-IRREGULARITIES-COMMENTS</u> (Record or Off Record)

NO defects found

(5)	TAXES A	ND SPECIAL ASSE	<b>SSMENTS</b> (List b	oy auditor's tax μ	parcel number,	description, am	ount, etc.)
County:	FAIRFII	ELD	Township:	_WALNUT		School District:	LIBERTY UNION- THURSTON LSD
AUD. PAR.	1 3	Land 35% \$16,310.00	Building 35 \$11,690.00		Total 35%	\$	¯axes i739.43/half i1,478.86/year
(6)	CAUV (Cu	rrent Agricultural	Jse Value)				
7	Is the prop Comments	erty under the CAU' :	V Program: Yes:	: No: <b>X</b>			
abstract of the	e real estate d matters p OS, LLC as	records for that pe	riod of time, which the undersigned	n reflects all cur pertaining to Pa	rently relevant rcel(s) 006 -S ds of FAIRFIE Signed	instruments and SH1,T1,T2 and LD County.	this Title Report is an a proceedings of record and presently standing in the
-			UPDAT	E TITLE BLO	СК		
hereby verified relevant instr Parcel(s) 00	es that this uments and 6 -SH1,T1	Title Report is an ab d proceedings of rec	estract of the real cord and those of standing in the na	estate records to record matters me of Error! Re	for that period o	of time, which re w by the unders	150
Date & Time	e		(am	n/pm)			
				Signed _			
			Р	rint Name			
Comments	from the a	gent who prepare	d the Title Upda	ate			

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FAI SR37 06.10

# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PID 110412

PARCEL 006-SH1,T1,T2

			Thomas O. Weidner, aka Thomas Oscar Weidner and Ruth Ann Weidner					Thomas O. Weidner and Ruth Ann Weidner, husband and wife		Grantor
		מים מווע מווע אווע	Thomas O. Weidner and Ruth Ann Weidner, husband and wife					CHAOS, LLC		Grantee
Prior Deed Reference: Deed Vol 598, Pages 355-356  PARCEL THREE: Not in acquisition area.	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.	PARCEL ONE: Not in acquisition area PARCEL TWO: Situated in the Township of Walnut, County of Fairfield and State of Ohio:	08/24/1994   08/26/1994 @ 1:55pm   DEED VOL 628   EXEMPT   SURVIVORSHIP DEED	Prior Deed Reference: Deed Volume 598, Page 355  Deed Volume 628, Page 248	APN: 049-02544-00	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.	Situated in the Township of Walnut, County of Fairfield and State of Ohio:	01/05/2017   01/11/2017 @ 3:13pm   OR BK 1729 PGS 1874-1875   \$360.00   WARRANTY DEED	Brief Land Description & Remarks	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

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PARCEL 006-SH1,T1,T2

				Mary Virginia Watson, Thomas O. Weidner married Ruth Ann Weidner				Mary Virginia Watson and Thomas O. Weidne John C. Watson, wife & Ruth Ann Weidner, husband and wife	Grantor
				er and				ner and er,	Grantee
Prior Deed Re	Land Contrac	Being a part c beginning at t 37 and 256; th East 453.55 fc to a point in the beginning, co	Situated in the	11/30/1988	Prior Deed Re	Being a part of beginning at the beginning at the state of the state o	Situated in th	12/17/1991	Date Signed
Prior Deed Reference: Deed Vol 499, Pages 847-848	Land Contract Satisfied 12/17/1991	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Ro 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.	Situated in the Township of Walnut, County of Fairfield and State of Ohio:	11/30/1988   12/06/1988 @ 9:50am	Prior Deed Reference: Mortgage Vol 56	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Ro 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.	Situated in the Township of Walnut, Co	12/17/1991   12/23/1991 @ 2:59pm	Date Signed Date & Time Recorded
ages 847-848		f Section 20, Townsl d Section 20, being a point in the center an iron pipe at 30.0 e 256; thence South or less.	unty of Fairfield and	MTG VOL 565 PGS 498-502	55, Pages 498-502 (1	f Section 20, Towns d Section 20, being a point in the center an iron pipe at 30.0 e 256; thence South or less.	County of Fairfield and State of Ohio:	DEED VOL 598 PGS 355-356	Volume/Page
		hip 16 (Walnut), Raithe intersection of the line of State Route of Geet; thence South 89 deg. 10' West 45	State of Ohio:	N/A	565, Pages 498-502 (Land Installment Contract)	hip 16 (Walnut), Ra the intersection of the line of State Route of 0 feet; thence South 89 deg. 10' West 45	State of Ohio:	\$55.00	Conveyance Fee
		Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.		LAND INSTALLMENT CONTRACT	ntract)	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.		GENERAL WARRANTY DEED	Type Instrument

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## OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 006-SH1,T1,T2

	Eyman and Alice Eyman, husband & wife	John Chapman, wife & husband, Helen Emswiler, widow, Margaret Knepper and Dale Knepper, wife & husband, Kathleen Barrett and Woodrow Barrett, wife & husband Ronald	O'Conner Chapman and	Wanda Stevens, unremarried widow, Vera					Carol Ardrey and Phillip Ardrey, Wife and Husband	Grantor
				Mary Virginia Watson					Mary Virginia Watson	Grantee
Prior Deed Reference: Deed Vol 499, Page 17	Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.	Situated in the Township of Walnut, County of Fairfield and State of Ohio:	08/26/1980 09/16/1980 @ 2:52pm   DEED BK 499   \$11.50   Quit Claim Deed	Prior Deed Reference: Deed Vol 499, Page 17	Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330	beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.	Situated in the Township of Walnut, County of Fairfield and State of Ohio:  Reing a part of the Southwest Ouarter of Section 20 Township 16 (Walnut) Range 18: hounded and	09/01/1980   09/16/1980 @2:53pm   DEED BK 499   \$1.00   Quit Claim Deed	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

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## OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

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PARCEL 006-SH1,T1,T2

			Larry Eyman and Dawn Eyman, Husband & Wife	Roger Eyman, unmarried Mary Vir
			Mary Virginia Watson	Mary Virginia Watson
Prior Deed Reference: Deed Vol 499, Page 17	Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330	Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10? East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.	08/31/1980 09/16/1980@ 2:50pm DEED VOL 499	O9/08/1980 09/16/1980 @ 2:51pm DEED VOL 499 S1.00 Quit Claim Deed  Situated in the Township of Walnut, County of Fairfield and State of Ohio:  Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10? East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less.  Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330  Prior Deed Reference: Deed Vol 499, Page 17
	). Weidner, Lessee	ip 16 (Walnut), Ran, he intersection of the ine of State Route 3 feet; thence South (39 deg. 10' West 453	\$1.00 State of Ohio:	\$1.00 \$1.00 State of Ohio: uip 16 (Walnut), Ran he intersection of the ine of State Route 3 ) feet; thence South ( 89 deg. 10' West 453 O. Weidner, Lessee
	s, dtd 09/07/1965,	of Section 20, Township 16 (Walnut), Range 18; bounded and said Section 20, being the intersection of the centerlines of State Route to a point in the centerline of State Route 37; thence North 89 deg. 10' 10' 10' 10' 10' 10' 10' 10' 10' 10'	Quit Claim Deed	Quit Claim Deed  Quit Claim Deed  ge 18; bounded and e centerlines of State Route 7; thence North 89 deg. 10' ) deg. 03' West 300.00 feet 8.30 feet to the place of e, dtd 09/07/1965,

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PARCEL 006-SH1,T1,T2

				husband	Mary C. Miller Rhoads and Raymond Rhoads, her									Probate Case: 43284	Stella G. Miller, aka Estella Miller, Estella G. Miller,	Grantor
					Estella Miller	Roger Eyman, Undivided 1/36 interest	Larry Eyman, Undivided 1/36 interest	Carol Ardrey, Undivided 1/36 interest	Ronald Eyman, Undivided 1/12 interest	Kathleen Barrett, Undivided 1/12 interest	Margaret Knepper, Undivided 1/12 interest	Helen Emswiler, Undivided 1/12 interest	Mary Virginia Watson, Undivided 1/12 interest	Undivided ¼ interest	Wanda Stevens, Undivided ¼ interest	Grantee
Prior Deed Reference: Deed Volume 334, Pages 343-345 Certificate of Transfer, Original Deed 183, Page 218	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less <b>NOT IN TAKE AREA</b>	PARCEL TWO: An undivided 1/14th interest of, in and to the following real estate:	PARCEL ONE: NOT SUBJECT PARCEL	01/27/1965   06/15/1965@10:24 am   Deed Vol 339,   \$1.10   WARRANTY DEED		Prior Deed References: VOL 183, Pg 218; Vol 229, Pg 434; Vol 334, Pg 343; Vol 335, Pgs 418-436 and Vol 339, Po 70	recorded in Lease Volume 58, Page 330	Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965,	Kathleen Barrett, Undivided 1/12 beginning, containing 3.12 acres, more or less.	East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of	beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37: thence North 89 deg. 10?	Situated in the Township of Walnut, County of Farmeld and State of Onio:		07/31/1980 08/08/1980 @ 1:10pm   DEED VOL 499   EXEMPT   Certificate of Transfer No. 1	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

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CRS FAI SR37 06.10

PARCEL 006-SH1,T1,T2

interest of, in and to the following real estate:  County of Fairfield and State of Ohio, located in Walnut Township, cres more or less <b>NOT IN TAKE AREA</b> less, situated in the Township of Walnut, Fairfield County, Ohio, now the Southwest corner of the Southwest Quarter of Section No. 20, s more or less out of the Southwest corner of the premises owned by th, and being more particularly described by being situated in the State Routes No. 256 and No. 37.  334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer,	interest of, in and to the following real estate: County of Fairfield and State of Ohio, located cres more or less <b>NOT IN TAKE AREA</b> less, situated in the Township of Walnut, Fairf the Southwest corner of the Southwest Quarts; more or less out of the Southwest corner of th, and being more particularly described by b State Routes No. 256 and No. 37.  334, Pages 343-345, Vol 229, Pg 434, and Ce	RCEL  Iterest of, in and to t unty of Fairfield and es more or less NO ss, situated in the To le Southwest corner nore or less out of th , and being more pai tate Routes No. 256 14, Pages 343-345, V	PARCEL ONE: <b>NOT SUBJECT PARCEL</b> PARCEL TWO: An undivided 1/14 <sup>th</sup> interest of, in and to the following real estate:  Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less <b>NOT IN TAKE AREA</b> Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.  Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218	PARCEL ON PARCEL TW Situated in th Range 18T Also a tract o leased to Osc. and being also Frank C. Mill Northeast cor Prior Deed Re Original Deec		
WARRANTY DEED	\$1.10	Deed Vol 335, Pages 430-432	01/19/1965 @ 11:44 am	11/20/1964	Estella Miller	Franklin D. Miller and E. l Louise Miller, his wife
Certificate of Transfer,	Vol 229, Pg 434, and	34, Pages 343-345, \	Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218	Prior Deed Ro		
less, situated in the Township of Walnut, Fairfield County, Ohio, now the Southwest corner of the Southwest Quarter of Section No. 20, s more or less out of the Southwest corner of the premises owned by th, and being more particularly described by being situated in the State Routes No. 256 and No. 37.	of the Southwest Questions of the Southwest corner reductionally described by and No. 37.	ss, situated in the Tone Southwest corner nore or less out of the, and being more partate Routes No. 256	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	Also a tract o leased to Osc and being als Frank C. Mill Northeast cor		
ted in Walnut Township,	d State of Ohio, local T IN TAKE AREA	unty of Fairfield and es more or less NO'	Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township. Range 18Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA	Situated in th Range 18T		
ate:	interest of, in and to the following real estate:	iterest of, in and to t	PARCEL TWO: An undivided 1/14th in	PARCEL TW		
		CEL	PARCEL ONE: NOT SUBJECT PARCEL	PARCEL ON		
WARRANTY DEED	\$1.10	Deed Vol 335, Pages 433-435	01/19/1965 @ 11:45 am	11/9/1964	Estella Miller	Walter L. Miller and Dorothy Estella Miller Miller, his wife
Type Instrument	Conveyance Fee	Volume/Page	Date Signed Date & Time Recorded	Date Signed	Grantee	Grantor

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FAI SR37 06.10

PARCEL 006-SH1,T1,T2

Grantor	Grantee	Date Signed	Date Signed Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Florence E. Miller LaRue and Luther M. LaRue, her husband	Estella Miller	12/12/1964	01/19/1965 @ 11:43 am	Deed Vol 335, Pages 427-429	\$1.10	WARRANTY DEED
		PARCEL ON PARCEL TW Situated in the Range 18T	PARCEL ONE: <b>NOT SUBJECT PARCEL</b> PARCEL TWO: An undivided 1/14 <sup>th</sup> interest of, in and to the following real estate:  Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less <b>NOT IN TAKE AREA</b>	CEL terest of, in and to the inty of Fairfield and is more or less NOT	ne following real esta State of Ohio, locat	ate: ed in Walnut Township,
		Also a tract o leased to Osci and being also Frank C. Mill Northeast cor	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	less, situated in the Township of Warthe Southwest corner of the South s more or less out of the Southwest th, and being more particularly des f State Routes No. 256 and No. 37.	wnship of Walnut, F of the Southwest Qu e Southwest corner of ticularly described b and No. 37.	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.
		Prior Deed Ro Original Deed	Prior Deed Reference: Deed Volume 33 Original Deed 183, Page 218	4, Pages 343-345, V	ol 229, Pg 434, and	334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer,
Dollie Miller North and Cecil Estella Miller North II, her husband	Estella Miller	06/11/1964	01/19/1965 @ 11:42 am	Deed Vol 335, Pages 424-426	\$1.10	WARRANTY DEED
		PARCEL ON	PARCEL ONE: NOT SUBJECT PARCEL  PARCEL TWO: An undivided 1/14th interest of in and to the following real estate:	CEL	o following real est	
		Situated in the Range 18T	Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less <b>NOT IN TAKE AREA</b>	unty of Fairfield and some or less NOT	State of Ohio, locate IN TAKE AREA	ed in Walnut Township,
		Also a tract of leased to Osciand being also	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by	s, situated in the To e Southwest corner ore or less out of th	wnship of Walnut, F of the Southwest Qu e Southwest corner of	less, situated in the Township of Walnut, Fairfield County, Ohio, now the Southwest corner of the Southwest Quarter of Section No. 20, s more or less out of the Southwest corner of the premises owned by
		Frank C. Mill Northeast cor	Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	th, and being more particularly deed that Routes No. 256 and No. 37.	ticularly described b and No. 37.	y being situated in the
		Prior Deed Ro Original Deec	Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218	4, Pages 343-345, V	'ol 229, Pg 434, and	Certificate of Transfer,

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CRS FAI SR37 06.10

PARCEL 006-SH1,T1,T2

334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer,	Vol 229, Pg 434, and	34, Pages 343-345, 1	Prior Deed Reference: Deed Volume 33 Original Deed 183, Page 218	Prior Deed Ro Original Deec		
Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, now leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	ownship of Walnut, For of the Southwest Ques Southwest corner ricularly described by and No. 37.	ss, situated in the Tone Southwest corner nore or less out of th, and being more partate Routes No. 256	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	Also a tract or leased to Osciand being also Frank C. Mill Northeast cor		
ted in Walnut Township,	d State of Ohio, locat T IN TAKE AREA	unty of Fairfield and ss more or less NO'	Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less <b>NOT IN TAKE AREA</b>	Situated in the Range 18T		
ate:	interest of, in and to the following real estate:	iterest of, in and to t	PARCEL TWO: An undivided 1/14th in	PARCEL TW		
		RCEL	PARCEL ONE: NOT SUBJECT PAR	PARCEL ON		
WARRANTY DEED	\$1.10	Deed Vol 335, Pages 418-420	01/19/1965 @ 11:40 am	06/15/1964	Estella Miller	Dottie C. Miller Cook, Unmarried
Certificate of Transfer,	Vol 229, Pg 434, and	34, Pages 343-345, \	Prior Deed Reference: Deed Volume 334, Pages 343-345, Vol 229, Pg 434, and Certificate of Transfer, Original Deed 183, Page 218	Prior Deed Ro Original Deed		
less, situated in the Township of Walnut, Fairfield County, Ohio, now the Southwest corner of the Southwest Quarter of Section No. 20, s more or less out of the Southwest corner of the premises owned by th, and being more particularly described by being situated in the f State Routes No. 256 and No. 37.	ownship of Walnut, For the Southwest Que he Southwest corner rricularly described by and No. 37.	ss, situated in the Tone Southwest corner nore or less out of the, and being more partate Routes No. 256	Also a tract of five (5) acres, more or less, situated in the Township of Walnut, Fairfield County, Ohio, no leased to Oscar G. Weidner located in the Southwest corner of the Southwest Quarter of Section No. 20, and being also known as five (5) acres more or less out of the Southwest corner of the premises owned by Frank C. Miller at the time of this death, and being more particularly described by being situated in the Northeast corner of the intersection of State Routes No. 256 and No. 37.	Also a tract o leased to Osc: and being also Frank C. Mill Northeast cor		
ted in Walnut Township,	d State of Ohio, local T IN TAKE AREA	unty of Fairfield and es more or less NO	Situated in the Township of Walnut, County of Fairfield and State of Ohio, located in Walnut Township, Range 18Tract 1, containing 2.51 acres more or less NOT IN TAKE AREA	Situated in the Range 18T		
ate:	interest of, in and to the following real estate	iterest of, in and to t	PARCEL TWO: An undivided 1/14th in	PARCEL TW		
		CEL	PARCEL ONE: NOT SUBJECT PARCEL	PARCEL ON		
WARRANTY DEED	\$1.10	Deed Vol 335, Pages 421-423	01/19/1965 @ 11:41 am	06/12/1964	Estella Miller	Daniel M. Miller and Carolyn Miller, his wife
Type Instrument	Conveyance Fee	Volume/Page	Date Signed Date & Time Recorded	Date Signed	Grantee	Grantor

TRANSFERRED

REAL ESTATE CONVEYANCE

20170000705 Filed for Record in FAIRFIELD COUNTY, OH GENE WOOD; COUNTY RECORDER 01-11-2017 At 03:13 pm. DEED 28:00 OR Book 1729 Page 1874 - 1875

G. a. Llate, Jr. E. County Auditor, Fairfield County, Ohio

EXEMPT #.

Warranty Deed - Ohio

County Auditor Existence

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Chat

Thomas O. Weidner and Ruth Ann Weidner, husband and wife, of County of Fairfield, State of Ohio, for valuable consideration paid, grants with general warranty covenants to Chaos, LLC, whose tax mailing address is 6644 Woolard Road, Pleasantville, OH 43148 the following real property:

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

Being a part of the Southwest Quarter of Section 20, Township 16, (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

Parcel Number: 049-02544-00

Property Address: 8010 Lancaster-Newark Road, Baltimore, Ohio 43105

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record. Except for taxes and assessments due and payable after date hereof which the grantees herein assume and agree to pay.

GRANTORS do hereby covenant and warrant unto said GRANTEE, the GRANTEE'S heirs, assigns, and successors, that at the time of the delivery of this deed, that the premises are free from all encumbrances, and that the Grantors do warrant and do hereby agree to defend the same to the Grantee, and the Grantee's heirs, assigns and successors, forever, against the lawful claims and demands of all persons.

Prior Instrument Reference: Deed Volume 598, Page 355 and Deed Volume 628, Page 248, Recorder's Office, Fairfield County, Ohio.

Witness	Their hands this 5 day of January, 2017.
	Thomas O. Weidner
	Ruth lin Weidser

State of Ohio. Franklin

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

Thomas O. Weidner, who acknowledged he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof.

ONATHAN CHASE CLARK Jans Attorney at Law Notary Public, State of Ohio O: My Commission Has No Expiration Section 147.03 R.C.

Notary Public - State of Ohio

hereunto set my hand and official seal, this

State of Ohio. }

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

Ruth Ann Weidner, who acknowledged she did sign the foregoing instrument and that the same is her free act and deed.

JONATHAN CHASE CEARK TERRITORING MATHEREST.

Attorney at Lawhereunto set my hand and official seal, this 5 th 

Section 147.03 R.C.

This instrument prepared by: Jonathan C. Clark

Clark & Clark and Associates, Attorneys at Law 130 East Chestnut Street Lancaster, Ohio 43130

(740) 689-9089

Lanco Title Agency #16-0106