

TITLE REPORT

C/R/S	FAI 37 6.10
PARCEL	020-SH,T
PID	110412

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

INSTRUCTION:

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

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married	Married	100%

Mailing Address: 1175 Baltimore-Somerset RD NE
Baltimore, OH 43105

Phone Number 740 503-0957 (cell)

Property Address: Same

(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 County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows:
Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less.

Out sale to Lance David Hutchison and Christina L. Hutchison of 3.367 acres. Recorded Deed Book 640 Page 331-332
09/20/1995.

Prior Reference: Vol 222, Page 467

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

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
There are no recorded mortgages.		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
There are no recorded leases.		

(3-C) **EASEMENTS**

Name & Address	Type
Grantor - Bessie Leitnaker Grantee - South Central Rural Electric Cooperative, Inc. Vol REI Page 279 date recorded 07/27/1938	Electric
Grantor - Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker Grantee - Department of Highways, State of Ohio Vol H2 Page 629 date recorded 12/17/1951	Highway Easement
Grantor - Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker Grantee - Department of Highways, State of Ohio Vol H2 Page 631 date recorded 12/17/1951	Highway Easement
RELEASE: VOL 270 Grantor - Ohio Fuel Gas Company, a corporation Grantee - State of Ohio Vol 270 Page 649 date recorded 06/21/1957	Release

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

There are no defects or title irregularities.

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

County: Fairfield Township: Walnut School District: Liberty Union-Thurston L.S.D.

AUD. PAR. NO(S)	Land 35%	Building 35%	Total 35%	Taxes
0490263200	<u>\$24,560.00</u>	<u>\$37,800.00</u>	<u>\$62,360.00</u>	<u>\$2,249.68 a year</u>

(6) **CAUV (Current Agricultural Use Value)**

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

This Title Report covers the time period from 1/28/1947 to 8/26/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County.

Date & Time 8/26/2020 1:22 PM (am/pm)

Signed



Allison Durant

Print Name

UPDATE TITLE BLOCK

This Title Report covers the time period from 1/28/1947 to 1/19/2021. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County.

Date & Time 1/19/2021 12:18 PM (am/pm)

Signed



Print Name

Allison Durant

Comments from the agent who prepared the Title Update

DIST	05	CRS	FAI 37 6.10
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P -020 /SH, T

PID 110412

[illegible]

Deed of Executor

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 29th day of April 19 68, the last Will and Testament of Georgiana H. Press deceased, was admitted to Probate and record in the Probate Court of Fairfield County, Ohio, and on the 30th day of April, 1968, George W. Coen was duly appointed and qualified as Executor of said decedent by said Probate Court, and he is now the lawful Executor of the estate of said testatrix.

That said last Will and Testament, among other provisions, contains the following, to-wit:

ITEM IV. I hereby nominate and appoint my brother, William J. Hangs, to be the Executor of this my Last Will and Testament. I hereby authorize and empower my said Executor to compound, compromise, settle and adjust all claims and demands in favor of or against my estate and to sell, at private or public sale, at such prices and upon such terms of credit or otherwise as he may deem best, the whole or any part of my real or personal property and to execute, acknowledge and deliver deeds and other instruments of conveyance thereof to the purchaser or purchasers. The receipt of my Executor should be a complete discharge and acquittance. I desire that no bond be required of my Executor.

ITEM V. In the event that my brother should pre-decease me, or in the event that my brother does not desire to be the Executor of this Will, I nominate and appoint George W. Coen, Lancaster, Ohio, to be the Executor of my estate. He shall have all of the powers set out in Item IV and to also serve without bond.

REAL ESTATE CONVEYANCE

Fee \$ 11.00

Exempt #

J. Q. Wood

Auditor, Fairfield County, Ohio

And Whereas, the said testat. rix died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament and.....

.....
it is necessary to sell said real estate.

Now, therefore, George W. Coen.....

..... as Executor

as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said Georgiana H. Press deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in him and for and in consideration of the premises, and the sum of Eleven Thousand and No/100-----Dollars (\$11,000.00.), paid, or secured to be paid to him..... by said Jeffry D. Hutchison and Peggy J. Hutchison the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Jeffry D. Hutchison and Peggy J. Hutchison, Rt. # 1, Baltimore, Ohio their heirs and assigns forever, 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:

Known and distinguished as being a part of the N. W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less.

Reference being had to deed from Stanley H. Watson and Irene Watson, husband and wife, to Georgiana H. Press, recorded in Volume 222, page 467 of the Deed Records of Fairfield County, Ohio.

Grantees agree and assume all taxes and assessments due and payable after June, 1968.

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Jeffry D. Hutchison and Peggy J. Hutchison.....

..... their heirs and assigns forever, as fully and completely

..... as the said George W. Coen
VOL 367 PAGE 373

as such Executor by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said George W. Coen

as such Executor of the Estate of

Georgiana H. Press, deceased hereunto set his hand, this 13th day of June A. D. 1968.

Signed and acknowledged in the presence of

George W. Coen, Executor

Naomi Jean White

of the estate of

Georgiana H. Press, deceased

THE STATE OF OHIO

Fairfield County, ss.

Be it Remembered, that on this 13th day of June 1968

before me, the subscriber, a Notary Public

in and for said County, personally came the above named

George W. Coen

Estate of Georgiana H. Press, deceased the Grantor in the

foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed as such Executor for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

This Instrument prepared by:

George W. Coen, Attorney at Law

Naomi Jean White, Notary Public
Fairfield County, Ohio. My
commission expires: 6-22-69

DEED
9507
By

FROM
George W. Coen, Executor of
the Estate of Georgiana H.
Press, deceased
TO
Jeffry D. Hutchison and
Peggy J. Hutchison
Pt #3, Lancaster, Ohio
Pt #1, Pleasantville, Ohio

RECEIVED
IN FAIRFIELD
COUNTY, OHIO
JULY 16 1968
RECORDED
VOLUME 367 PAGE 374
In
Record of Deeds Vol 5 1968
Page
Recorder
Recorder - FAIRFIELD COUNTY
LANCASTER, OHIO 43130
Recorder's Fee

By
Auditor
JUL 15 1968
19

TRANSMITTED

18-16-29

Dr 221
R 467

File No. 6546

WARRANTY DEED - With Dower

Fee \$.85 ✓

Stanley H. Watson and
Irene Watson, his wife,
to
Georgiana H. Press

KNOW ALL MEN BY THESE PRESENTS:

That Stanley H. Watson, of the County of Ramsey, and State of Minnesota, in consideration of the sum of One Dollar (\$.1.00) and other good and valuable considerations to him paid by Georgiana H. Press the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Georgiana H. Press her heirs and assigns forever, the following described Real Estate, of situated in the County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows, viz.:

Known and distinguished as being a part of the N. W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres more or less.

and all the Estate, Title and Interest of the said grantor Stanley H. Watson~~of~~ either in Law or in Equity, of in, and to the said premises, together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said grantee Georgiana H. Press her heirs and assigns forever, and the said Stanley H. Watson, for himself and his heirs, executors and administrators, does hereby covenant with the said Grantee, Georgiana H. Press, her heirs and assigns that he is the true and lawful owner of the said premises, and has full power to convey the same, that the title so conveyed, is clear, free and unencumbered; and further, that he will warrant and defend the same against all claim or claims of all persons whomsoever, except for the second half of the 1946 taxes and assessments due and payable in June, 1947, and thereafter, which the grantee assumes and agrees to pay.

In Witness Whereof, the said Stanley H. Watson and Irene Watson, his wife, who hereby releases all her right and expectancy of dower in said premises have hereunto set their hands this 26th day of December, in the year of our Lord one thousand nine hundred and forty-six.

Signed and acknowledged in presence
of us:

Robert U. Hastings
Robert U. Hastings

Stanley H. Watson
Stanley H. Watson

Helene Rohrer
Helene Rohrer

Irene Watson
Irene Watson

THE STATE OF OHIO, COUNTY OF FAIRFIELD, SS.

Be It Remembered, That on the 26th day of December, in the year of our Lord one thousand nine hundred and forty-six, before me, the subscriber, a Notary Public in and for said County, personally came Stanley H. Watson and Irene Watson the grantors in the foregoing Deed, and acknowledge the signing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

(N. P. SEAL)

Helene Rohrer
Helene Rohrer, Notary Public
in and for Fairfield County,
Ohio

\$5.50 rev. stamps cancelled.

RECEIVED FOR RECORD: Jan. 27, 1947

AT: 11:22 O'clock A. M.

RECORDED: Jan. 28, 1947

TRANSFERRED BY AUDITOR: Jan. 27, 1947

ATTEST: Chas. C. Conrad, Jr. R. F. C.

File No. 6315

B-104

Grant of Right-of-Way

KNOW ALL MEN BY THESE PRESENTS, That

Bessie Leitnaker

Fee \$ 55¢

grantor, in consideration of One Dollar and other valuable consideration, to

Bessie Leitnaker

paid by

South Central RURAL ELECTRIC COOPERATIVE, INC., grantee, the receipt whereof is hereby acknowledged, do. ES. hereby grant, bargain, sell, and convey to said

South Central

its successors and assigns forever, the perpetual right and easement to erect and maintain electric lines, consisting of conduits, cables, poles, wires, and distributing appliances, for the purpose of distributing, transmitting and using electricity, on, over, under, and across the following real estate, to-wit:

157.14 A. Located in Walnut Twp. sec. 15 Bounded on North by A. E. Smith East Otis and Maud

Holiday South. S. H. Soliday West. by Leo Henderson.

The route to be taken by said lines across said lands shall be as follows: Along the

North

side of the

#390 road and the East side of #431

road as now or hereafter located

Poles not to exceed 1 foot of highway limits.-

With full right and authority to the grantee, its successors and assigns, to enter at all times upon said premises, for the purpose of constructing, repairing, replacing, and maintaining conduits, towers, poles, or other supports, and wires and distributing appliances, with all necessary braces, guys, anchors, and transformers, and stringing upon such towers, poles, or other supports or supporting therefrom, or placing in such conduits, lines of wire or other conductors for the transmission of electric energy, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines.

This easement shall be in full force and effect provided construction shall be begun on or before the

July

1

day of

Signed this 1 day of July

1936

Signed and acknowledged in the presence of:

B. W. Markwood

Bessie Leitnaker

Darwin Kindler

STATE OF OHIO, Fairfield COUNTY, ss.

Pleasantville 390 - 1320 - North

Be it remembered, that on this

May

1937, personally appeared before me,

Bessie Leitnaker

the undersigned, a Notary Public in and for said County, the above named

grantor in the foregoing grant, and acknowledged the execution thereof to be

her

voluntary act and deed.

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

Notary Public Edson Kindler

Fairfield

County, Ohio.

N. P. Seal. My Commission expires 5/6, 1939

CONSENT BY PRESENT MORTGAGEE TO GRANT OF RIGHT-OF-WAY

The undersigned hereby consents to the execution, delivery and recordation of the foregoing conveyance and agrees that his lien under a certain mortgage dated and executed by and shall be subordinate to the easement created by said conveyance.

Received for Record

JUL 27

1938, at 2:00 o'clock P. M.

Recorded

JUL 27

1938

Recorder.

Deputy.

File No. 6316

B-184

Grant of Right-of-Way

Fee \$ 55¢

KNOW ALL MEN BY THESE PRESENTS, That

Grace Harden Lidey

grantor, in consideration of One Dollar and other valuable consideration, to

her

paid by

South Central RURAL ELECTRIC COOPERATIVE, INC., grantee, the receipt whereof is hereby acknowledged, do. ES. hereby grant, bargain, sell, and convey to said

South Central

RURAL ELECTRIC COOPERATIVE, INC.,

its successors and assigns forever, the perpetual right and easement to erect and maintain electric lines, consisting of conduits, cables, poles, wires, and distributing appliances, for the purpose of distributing, transmitting and using electricity, on, over, under, and across the following real estate, to-wit:

75 A. of sec 20 Walnut Twp. Bounded on the N. by County line, On the E. by Helen

Baxter, On the S. by Bishop & Shreyer, On the W. by Chase

The route to be taken by said lines across said lands shall be as follows: Along the

East

side of the

S. R. #37 & South side of #359

road as now or hereafter located

along said roads or on said land East of said road.

With full right and authority to the grantee, its successors and assigns, to enter at all times upon said premises, for the purpose of constructing, repairing, replacing, and maintaining conduits, towers, poles, or other supports, and wires and distributing appliances, with all necessary braces, guys, anchors, and transformers, and stringing upon such towers, poles, or other supports or supporting therefrom, or placing in such conduits, lines of wire or other conductors for the transmission of electric energy, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines.

This easement shall be in full force and effect provided construction shall be begun on or before the

31st

day of

December

1938

Signed this 3rd day of March

1938

Signed and acknowledged in the presence of:

Darwin Kindler

Mrs. Grace Harden Lidey

Preston Butler

STATE OF OHIO, Fairfield COUNTY, ss.

Be it remembered, that on this

3rd

day of

March

1938, personally appeared before me,

Mrs. Grace Harden Lidey

the undersigned, a Notary Public in and for said County, the above named

grantor in the foregoing grant, and acknowledged the execution thereof to be

her

voluntary act and deed.

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

Notary Public Edson Kindler

Fairfield

County, Ohio.

N. P. Seal. My Commission expires May 6, 1939

CONSENT BY PRESENT MORTGAGEE TO GRANT OF RIGHT-OF-WAY

The undersigned hereby consents to the execution, delivery and recordation of the foregoing conveyance, and agrees that his lien under a certain mortgage dated and executed by shall be subordinate to the easement created by said conveyance.

Received for Record

JUL 27

1938, at 2:00 o'clock P. M.

Recorded

JUL 27

1938

Recorder.

Deputy.

H2/629

File No. 11538

Fee \$4.20

R/W Form 1

Title
Revised 9-7-50

Sheet 1 of 3 Sheets

EASEMENT FOR HIGHWAY PURPOSES

From Henry M. Leitnaker, et al
Address % Henry M. Leitnaker
302 E. Allen St.,
Lancaster, Ohio
to the

STATE OF OHIO
S. R. 256 County Fairfield
Section 15.88 - Br. No. FA-256-162
Parcel No. 2

R/W Form 5
Metes and Bounds
Revised 9-20-28--C

Sheet 2 of 3 Sheets

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker, the Grantors, for and in consideration of the sum of One Thousand, One Hundred Ninety-eight and no/100 Dollars (\$1198.00) and for other good and valuable considerations to them paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon, and over the lands hereinafter described, situated in Fairfield County, Ohio, Walnut Township, Section 29, Town 16, Range 18, and bounded and described as follows:

PARCEL No. 2

Beginning at the intersection of grantors' easterly property line, with the center line of survey made by the Department of Highways in 1950 for Fai-256-15.88, (known as the Reynoldsburg-Baltimore-Somerset Road); said point of intersection being Station 49 + 79.1, in said centerline survey; thence, South 40 44' West, a distance of 35.0 feet, to a point, 35.0 feet southerly of and radially from Station 49 + 79.1, in said centerline survey; thence, South 02' West, a distance of 78.16 feet, to a point, 35.0 feet southerly of and Station 49 + 00.94, in said centerline survey; thence, North 86' West, a distance of 401.07 feet, to a point, 45.0 feet southerly of P. C. in said centerline survey; thence, North 86' 23' West, a distance of 250.0 feet, to a point, 45.0 feet southerly of Station 42 + 50, in said centerline survey; thence, South 67' 03' West, a distance of 55.90 feet, to a point, 70.0 feet southerly of Station 42 + 00, in said centerline survey; thence, North 32' West, a distance of 1000.0 feet, to a point, 70.0 feet southerly of Station 201.56 feet; thence, North 79' 15' West, a distance of 40.0 feet southerly of Station 30 + 00, in said centerline survey; thence, North 87' 21' West, a distance of 600.02 feet, to a point, of Station 21 + 00, in said centerline survey; thence, North 21' West, a distance of 300.04 feet, to a point, 45.0 feet southerly of Station 21 + 00, in said centerline survey; thence, North 74' 26' West, a distance of 51.0 feet, to a point in the present southerly right of way line of Fai-256-15.88, said point being 25.0 feet southerly of Station 18 + 50, in said centerline survey; thence, North 4' 15' 30" East, a distance of 25.0 feet, to Station 18 + 50, in said centerline survey; thence, South 85' 44' 30" East, along said centerline with a curve to the left, having a radius of 11,459.16 feet, a distance of 128.33 feet, to P. T. Station 23 + 06.68, in said centerline survey; thence, South 86' 23' East, along said centerline survey, a distance of 2,594.26 feet, to P. C. Station 49 + 00.94, in said centerline survey; thence, in an easterly direction, along said centerline survey, with a curve to the right, having a radius of 22,918.32 feet, a distance of 78.16 feet, to the place of beginning, as shown by the plans on file in the office of the Department of Highways, Columbus, Ohio.

It is understood that the strip of land above described contains 1.90 acres, more or less, exclusive of the present road which occupies 1.80 acres, more or less.

R/W Form 7
Acknowledgment
Revised 9-20-28-C

Sheet 3 of 3 Sheets

TO HAVE AND TO HOLD SAID easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantors, for themselves and their heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that they are the true and lawful owners of said premises, and are lawfully seized of the same in fee simple, and have good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that they will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Esther C. Leitnaker, wife of Henry M. Leitnaker; Constance R. Leitnaker, wife of Phillip T. Leitnaker and Judson Kistler, Husband of Jane Kistler, hereby relinquish to said Grantee, its successors and

assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, Henry M. Leitnaker, Esther C. Leitnaker, Phillip T. Leitnaker, Jane Kistler, Judson Kistler and Ellen Z. Leitnaker, Single, and Constance R. Leitnaker have hereunto set their hands, the 16th day of February, in the year of our Lord one thousand nine hundred and fifty-one.

Signed and sealed in presence of:

Jo Ann Harter) as to
L. Harter) 1, 2, 3 & 4

Maurice A. Nelson) as to 7
Roy E. Agin)

Ruth A. Detwiler) as to
Nita L. Lawyer) 5 & 6

1. Henry M. Leitnaker
Henry M. Leitnaker

2. Esther C. Leitnaker
Esther C. Leitnaker

3. Phillip T. Leitnaker
Phillip T. Leitnaker

4. Constance R. Leitnaker
Constance R. Leitnaker

5. Jane Kistler
Jane Kistler

6. Judson Kistler
Judson Kistler

7. Ellen Z. Leitnaker
Ellen Z. Leitnaker

STATE OF OHIO)
Fairfield County) ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Henry M. Leitnaker, Esther C. Leitnaker, Phillip T. Leitnaker, Constance R. Leitnaker, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Thurston, Ohio this 16th day of February, A. D. 1951.

(N. P. SEAL)

Jo Ann Harter
My Commission expires December 14, 1952

STATE OF OHIO)
Franklin County) ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Ellen Z. Leitnaker who acknowledged that he did sign the foregoing instrument and that the same is a free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Columbus, Ohio this 26th day of February, A. D. 1951.

(N. P. SEAL)

V. C. Smith
My Commission Expires March 25, 1953

STATE OF OHIO)
Fairfield County) ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Jane Kistler and Judson Kistler, her husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Lancaster, Ohio, this 16th day of March, A. D. 1951.

(N. P. SEAL) Nita L. Lawyer.

Nita L. Lawyer
My Commission expires May 29, 1951.

RECEIVED FOR RECORD: Dec. 14, 1951

AT: 3:20 O'clock P. M.

RECORDED: Dec. 17, 1951

TRANSFERRED BY AUDITOR: December 10, 1951

ATTEST: Paul H. Remy R. F. C.



R W Form 1

Sheet 1 of 2 Sheets

Title
Revised 9-7-50

EASEMENT FOR HIGHWAY PURPOSES

From Henry M. Leitnaker et al
Address % Henry M. Leitnaker
302 East Allen St.,
Lancaster, Ohio

to the

STATE OF OHIO
S. R. 256 County Fairfield
Section 15.88 - Br. No. FA-256-162
Parcel No. 2-X

R/W Form 31
Channel Change
6-24-38

Sheet 2 of 2 Sheets

AGREEMENT FOR CHANNEL CHANGE

S. R. No. 256, Section 15.88, Fairfield County

ARTICLES OF AGREEMENT

These articles of agreement entered into this 16th day of February, 1951, by Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker and the Department of Highways, State of Ohio, Witnesseth:

That Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker, for and in consideration of the sum of Seventy-five and n/100 Dollars (\$75.00) to them paid by the State of Ohio, do hereby grant permission to said State of Ohio to use the hereinafter described portion of their premises for the purpose of excavating and completing a channel change for Walnut Creek at Bridge No. FA-256-162 in connection with the above proposed improvement; the Grantors further agree to permit the State of Ohio to perform such maintenance and repair operations on said channel change as may be necessary to protect the highway, and further, the Grantors for the consideration hereinbefore named, release the State of Ohio from and waive all damages of every kind and nature whatsoever arising from or in any manner growing out of the aforesaid channel change or said maintenance and repair operations necessary to protect said highway. The said channel change is to be made on the following described premises: Situated in the State of Ohio, County of Fairfield, Walnut Township, Section 29, Town 16, Range 18, and more fully described as follows:

Parcel No. 2-X

Beginning at a point in the southerly Right of Way line of Highway Easement Parcel No. 2, said point being 70.0 feet southerly of Station 34 + 00, in the centerline of a survey made by the Department of Highways in 1950 for FA-256-15.88, (known as the Reynoldsburg-Baltimore-Somerset Road); thence, South 86° 23' East, along the southerly right of way line of said Parcel No. 2 a distance of 200.0 feet, to a point, 70.0 feet southerly of Station 36 + 00, in said centerline survey; thence, South 40° 40' West, a distance of 232.0 feet, to a point, 255.0 feet southerly of Station 34 + 60, in said centerline survey; thence, North 48° 01' West, a distance of 153.05 feet, to a point, 160.0 feet southerly of Station 33 + 40, in said centerline survey; thence, North 37° 13' East, a distance of 108.14 feet, to the place of beginning, as shown by plans on file in the office of the Department of Highways, Columbus, Ohio.

It is understood that the strip of land above described is not to be in excess of 185.0 feet in width, and contains 0.59 acres, more or less.

IN WITNESS WHEREOF, said Henry M. Leitnaker, and Esther C. Leitnaker, his wife; and Phillip T. Leitnaker and Const ance R. Leitnaker, his wife; and Jane Kistler and Judson Kistler, her husband, and Ellen Z. Leitnaker, single, have hereunto set their hands the 16th day of February, in the year of our Lord one thousand nine hundred and fifty-one.

Signed and sealed in the presence of:

Jo Ann Harter) as to
L. Harter) 1, 2, 3 & 4

Maurice A. Nelson) as to 7
Roy E. Agin)

Ruth A. Detwiler) as to
Nita L. Lawyer) 5 & 6

1. Henry M. Leitnaker
Henry M. Leitnaker

2. Esther C. Leitnaker
Esther C. Leitnaker

3. Phillip T. Leitnaker
Phillip T. Leitnaker

4. Constance R. Leitnaker
Constance R. Leitnaker

5. Jane Kistler
Jane Kistler

6. Judson Kistler
Judson Kistler

7. Ellen Z. Leitnaker
Ellen Z. Leitnaker

STATE OF OHIO)
COUNTY OF Fairfield) ss.:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Henry M. Leitnaker, Esther C. Leitnaker, Phillip T. Leitnaker, Const since R. Leitnaker who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Thurston, Ohio, this 16th day of February, A. D. 1951.

(N. P. SEAL)

Jo Ann Harter

My commission expires December 14, 1952

STATE OF OHIO)
Franklin COUNTY) ss.:

Before me, a Notary Public in and for said County and State personally appeared the above named Ellen Z. Leitnaker who acknowledged that she did sign the foregoing instrument and that the same is a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Columbus, Ohio Ohio this 26 day of February, A. D. 1951.

(N. P. SEAL)

V. C. Smith

My commission expires March 25-1953

STATE OF OHIO)
Fairfield COUNTY) ss.:

Before me, a Notary Public in and for said County and State personally appeared the above named Jane Kistler and Judson Kistler, her husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Lancaster, Ohio, this 16th day of March, A. D. 1951.

(N. P. SEAL)

Nita L. Lawyer

Notary Public, Fairfield County, Ohio
My commission expires 5-29-51

RECEIVED FOR RECORD: Dec. 14, 1951

AT: 3:20 O'clock P. M.

RECORDED: Dec. 17, 1951

TRANSFERRED BY AUDITOR: Dec. 10, 1951

ATTEST: Karl R. Krueger R. F. C.



R E L E A S E

KNOW ALL MEN BY THESE PRESENTS, That The Ohio Fuel Gas Company, a corporation of the State of Ohio, for and in consideration of the sum of Nine Thousand, Four Hundred, Twenty-One and 72/100 Dollars (\$9,421.72), and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and release, to the State of Ohio, for highway purposes, any and all rights it may have or may have had in the following described land:

Situated in Fairfield County, Walnut Twp., Sections 20 and 29, T. 16, R. 18 and being all the lands within the highway right of way limits between station 16+55 and station 48+33 in the centerline of survey of State Route No. 256, Sections 15.88-16.50, Fairfield County, Ohio, made by the Department of Highways, as shown by plans on file with the Director of Highways, Columbus, Ohio,

and further release the State of Ohio from any and all claims for compensation and damages growing out of the rearrangement of the said Company's plant to conform to the improvement of said highway.

IN WITNESS WHEREOF, said The Ohio Fuel Gas Company has caused its corporate name to be subscribed, and its corporate seal to be affixed by its Vice President, and ~~Assistant~~ Secretary, this 14th day of May, 1957.

In presence of:

THE OHIO FUEL GAS COMPANY

E. W. Schaffer W. F. Laird
 (Seal) Vice President
 Secretary

STATE OF OHIC)
 : ss
 COUNTY OF FRANKLIN)

Before me, a notary public, in and for said county, personally appeared
 W. E. Ferguson Vice President, and W. F. Laird
~~Assistant~~ Secretary, of The Ohio Fuel Gas Company, the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Vice President and ~~Assistant~~ Secretary, and that said instrument is the free and corporate act and deed of The Ohio Fuel Gas Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Columbus, Ohio, this 14th day of May, 1957.

704 Reg.

RECEIVED IN COUNTY, OHIO

AT 10:00 CLUCK

RECORDED 1957

PAGE 1

VOL 210

Notary Public

George King

GEORGE KING

NOTARY PUBLIC, FRANKLIN COUNTY, OHIO

MY COMMISSION EXPIRES OCT. 9, 1955

THIS INSTRUMENT WAS PREPARED BY
 THE OHIO DEPARTMENT OF HIGHWAYS
 By W. R. UNDERWOOD

RECORDED

INDEXED

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Fairfield County GIS



Notes

PCL 020 HUTCHISON, JEFFRY D & PEGGY J 6.63 AC
SH,T 168' PICKET FENCE, 4-12" TREES, POST REMOVE,
BOULDER REMOVE

Data For Parcel 0490263200

Base Data

Parcel: 0490263200
Owner: HUTCHISON JEFFRY D & PEGGY J
Address: 1175 BALTIMORE-SOMERSET RD NE



[+] Map this property.

Mailing Address

Mailing Name: HUTCHISON JEFFRY D & PEGGY J
Address: 1175 BALTIMORE SOMERSET RD NE
City State Zip: BALTIMORE, OH 43105

Taxing District

City: UNINCORPORATED
Township: WALNUT TOWNSHIP
School District: LIBERTY UNION-THURSTON L.S.D.

Legal

Neighborhood:	00064009 WALNUT TWP DIST 049	Legal Acres:	6.63
Legal Description:	R 18 T 16 S 29 NW	Land Use:	(511) R - SINGLE FAMILY, 0-9.999 AC
		Property Class:	RESIDENTIAL
		Range Township Section:	0-0-0
Map Number:	0029-00-005-00		

Tax Year 2020 Tentative Valuation

	Appraised	Assessed (35%)
Land Value:	\$70,160.00	\$24,560.00
Building Value:	\$108,000.00	\$37,800.00
Total Value:	\$178,160.00	\$62,360.00
CAUV Land Value:	\$0.00	
Taxable Value:	\$62,360.00	

Tax Credits

Owner Occupancy Credit: YES
Homestead Reduction: YES

Notes

Notes:

GIS parcel shapefile last updated 7/13/2020 10:50:02 AM.

The CAMA data presented on this website is current as of 7/14/2020 12:29:13 AM.

Data For Parcel 0490263200

Note:

Taxes shown below HAVE BEEN certified by the Fairfield County Auditor.

Tax Data

Parcel: 0490263200
Owner: HUTCHISON JEFFRY D & PEGGY J
Address: 1175 BALTIMORE-SOMERSET RD NE



[+] Map this property.

[View and Print Tax Bill](#)

Change Tax Year: 2019 ▼

Property Tax

Tax Year 2019 Payable 2020		
	First Half	Second Half
Gross Charge:	\$2,163.89	\$2,163.89
Reduction Factor:	(\$705.85)	(\$705.85)
Non-Business Credit:	(\$125.84)	(\$125.84)
Owner Occupancy Credit:	(\$24.84)	(\$24.84)
Homestead Reduction:	(\$182.52)	(\$182.52)
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$1,124.84	\$1,124.84
Prior Charges:	\$0.00	
Interest:	\$0.00	
Full Year Total:	\$2,249.68	
Payments:	(\$1,124.84)	
Half Year Due:	\$0.00	
Full Year Due:	\$1,124.84	Pay This Amount

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
2/6/2020	(\$1,124.84)
7/5/2019	(\$981.73)
2/7/2019	(\$981.73)
7/11/2018	(\$991.61)
1/30/2018	(\$991.61)

7/12/2017	(\$912.32)
2/21/2017	(\$912.32)
7/14/2016	(\$875.32)
2/10/2016	(\$875.32)
6/26/2015	(\$838.02)
2/5/2015	(\$838.02)
7/9/2014	(\$831.21)
2/10/2014	(\$831.21)
7/17/2013	(\$852.42)
2/13/2013	(\$852.42)
7/13/2012	(\$852.43)
2/7/2012	(\$852.43)
7/15/2011	(\$834.60)
2/9/2011	(\$834.60)
7/12/2010	(\$657.83)
2/17/2010	(\$1,008.31)
7/16/2009	(\$992.59)
2/5/2009	(\$992.59)
6/19/2008	(\$936.72)
2/19/2008	(\$936.72)

[Report Discrepancy](#)

GIS parcel shapefile last updated 7/13/2020 10:50:02 AM.

The CAMA data presented on this website is current as of 7/14/2020 12:29:13 AM.

ELECTRIC LINE — RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (whether one or more), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to SOUTH CENTRAL POWER COMPANY, an Ohio corporation (hereinafter called "South Central") whose post office address is P. O. Box 250, Lancaster, Ohio, and to its successors and assigns, the right to enter upon the lands and property of the undersigned, situated in the Township of Walnut, County of Fairfield, State of Ohio, and more particularly described as follows:

Being a strip of land 20' wide and 190' long more or less on the M. Watson property located on the east side of State Route 37 and the south side of State Route 256. Line to be built as staked on 8-23-77 with the line taking off from the existing transformer pole and heading in an easterly direction for service to a new home. The above property is located in the northwest quarter of Section 29, Township 16, Range 18, Walnut Township, Fairfield County, Ohio.

Work Order W-38687
Company Map 90-22-9

TRANSFER
NOT NECESSARY

OCT 6 1977

James P. Reid
AUDITOR, FAIRFIELD COUNTY, OHIO

and to construct, reconstruct, rephase, relocate, repair, extend, operate and maintain on, over, across, under, and through the above described lands and property and/or all streets, roads or highways abutting said land and property, electric transmission and/or distribution lines or systems; to make such excavation as may be reasonably necessary to carry out the foregoing acts in respect to any underground lines or systems; to cut, trim and control the growth of by chemical means, machinery or otherwise vegetation that may interfere with or threaten to endanger the operation and maintenance of said lines or systems; and to license, permit, or otherwise agree to the joint use or occupancy of the lines or systems by any other person, association or corporation, for electrification, telephone or other utility purposes.

The undersigned agrees that all poles, wires and other facilities including any main service entrance equipment, installed on, over, across, under, or through the above described lands and property at South Central's expense shall remain the property of South Central, removable at its option, upon termination of service to said lands or property.

It is covenanted by the undersigned that the undersigned is the owner of the above described lands and property and that said lands and property are free and clear of encumbrances and liens of whatsoever character except _____ and the lien of current taxes.

IN WITNESS WHEREOF, the hand of the undersigned has been set this 30th day of August, 1977.

Signed and delivered
in the presence of:

John E. Sauerknecht
Witness
Lindsay A. Howe
Witness

M. M. Watson
Owner
Esther Watson
Owner

STATE OF OHIO }
COUNTY OF Fairfield } SS:

BE IT REMEMBERED, that on this 30th day of August, 1977, before me, the subscriber, a Notary Public in and for said County, personally came the above named M. M. Watson and Esther Watson in the foregoing easement and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written.

AT 2:01 O'CLOCK P M 94679
RECORDED OCT 7 1977
RECORD Dec VOL 474 PAGE 550

OCT 6 1977

Ray M. Ellinger
RECORDER - FAIRFIELD COUNTY
LANCASTER, OHIO 43130

John E. Sauerknecht
Notary Public

JOHN E. SAUERKNECHT, Notary Public
Fairfield, Licking, Franklin, Hocking,
Perry and Pickaway Counties, Ohio
My Commission Expires June 4, 1981

This instrument prepared by Robert P. Mone, George, Greek, King & McMahon, Attorneys at Law, 100 East Broad Street, Columbus, Ohio.

18-978-NEP