



Quit Claim Deed, Short Form, Statutory Form No. 27-B

QUIT-CLAIM DEED \*

Elsa T. Hutson, unmarried,  
 of Madison County, Ohio

for valuable consideration paid, grant(s) to L. Clinton Hutson  
 whose tax-mailing address is

R.D. 1, London, Ohio 43140

Being the undivided one-fourth of the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Jefferson, and bounded and described as follows:

Beginning at a stone in the Goodson Road corner to Webster Olney, thence with said road S. 54° 17' W. 15.25 chains to a stake corner to Isaac Braithwaite, thence with the line of said Braithwaite S. 34° 35' E. 71.64 chains to a stake in the left bank of Little Darby Creek, lower corner on the Creek to said Braithwaite; thence down the creek with the meanders thereof to a stake upper corner on the Creek to Webster Olney; thence with the line of said Olney N. 21° 21' W. 68.67 chains to the beginning, containing 112.53 acres of land and being part of Survey No. 2985.

TRANSFERRED  
 Date DEC 30 1971  
 FORREST R. HANSON, Auditor  
 MADISON COUNTY, OHIO

Prior Instrument Reference: Vol. Page of the Deed Records of Madison County, Ohio.

Witness her hand(s) this 30th day of December, 1971.

Signed and acknowledged in the presence of:  
 Analee Hays, Notary Public,  
 State of Ohio County of MADISON, ss.

BE IT REMEMBERED, That on this 30th day of December, 1971, before me, the subscriber, a Notary Public in and for said county, personally came Elsa T. Hutson the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument was prepared by John W. Tanner, Attorney at Law, 60 South Main Street, London, Ohio 43140.

Received Dec 30 1971 In Madison County  
 At 3:30 o'clock P.M. Record  
 Recorded Dec 30 1971 Vol. 205 Page 213 Fee \$2.00

DESCRIPTION to correct the present premises being occupied by Elsa T. Hutson and Austin Rufus Hutson...based on an actual field survey performed in April and May, 1982.

Note: This particular real property is shown in the Auditor's records and in the recorded Deed to contain 100 acres but by the same description calls the calculated area is 99.76 acres and by actual field measure it is found to contain 99.163 plus acres. See Deed Volume 205 at Page 211 and also refer to Auditor's Tax Duplicate at Parcel # 8-4337.50.

Being situated in the civil township of Jefferson, County of Madison, state of Ohio, bounded on the northwesterly side by the middle of Goodson Road (aka Twp. Rd. # 48...aka Bryerly Mill Road) and extending southeasterly to Little Darby Creek and being wholly within VMS # 2985...bounded and more particularly described as follows:

Commence for a reference with the centerline of Taylor-Blair Road and the center of Goodson Road...then measure with the existing centerline alignment of Goodson Road westerly 1,485.30 feet...to a 3/4 inch diameter iron pipe set at the true point of beginning...which pipe marks the northerly corner of the herein described and marks the northwesterly corner of a certain 112.35 acres recorded in D.B. 205 at Pg. 213 (Elsa T. Hutson and her son L. Clinton Hutson);

Thence: Following the common line between the reported 100 acres in D.B. 205 at Pg. 211 and the reported 112.35 acres in D.B. 205 at Pg. 213...said line marked with a fence...S 33 deg 21 min 43 sec E a total distance of 4,733.608 feet to a fence at the top of Little Darby Creek's northerly bank;

Thence: Running into the normal waters of said creek...S 51 deg 19 min 54 sec W 441.833 feet to a point not set;

Thence: Again running within the normal waters of said creek...N 80 deg 01 min 27 sec W 267.960 feet to a point in the water not set;

Thence: Again running mostly within said creek waters...S 72 deg 34 min 33 sec W 275.880 feet to a steel reinforcing rod found existing on the edge of and at the top of the northerly creek bank;

Thence: With the westerly boundary herewith and following a wire fence...N 33 deg 58 min 27 sec W a total distance of 4,512.742 feet to the northwesterly corner hereto;

Thence: Passing through a 3/4 inch pipe set at 2,526 feet and following the centerline of Goodson Road (for that portion of said road on a tangent)...N 56 deg 30 min 00 sec E 948.326 feet to the true point of beginning;

Containing by field survey a total of 99.163 plus acres...all being within VMS 2985 in Jefferson Township, Madison County, Ohio and currently shown on County Engineer's Tax Aerial as Parcel # 1074.

Bearings have been adapted to the present course along the middle of Goodson Road as called for in the present Deed recorded in D.B. 205 at Page 211.

Surveyed by existing field markers, pipes, pins and possession fences by Rodger Irwin Baker and Remo D. Mancini in April and May, 1983. See plat of survey for additional references to points found and for new boundary points set.

Rodger Irwin Baker, Ohio Surveyor Reg. # S-05539  
 June 4, 1983

DESCRIPTION of 19.8934 acres situated on the southeasterly end of a recently surveyed 99.163 plus acres...said 99.163 plus acres is the actual area being occupied by Elsa T. Hutson and her son Austin Rufus Hutson as currently of record in Deed Volume 205 at Page 211...situated in VMS 2985, Jefferson Twp., Madison County, Ohio...bounded on the southerly side by Little Darby Creek...said 19.8934 acres bounded and more particularly described as follows:

Commence for a reference with the centerline of Taylor-Blair Road and the center of Goodson Road...go then along the existing centerline alignment of Goodson Road pavement in a westerly direction 1,485.30 feet to a 3/4 inch diameter iron pipe set; then with a fence S 33 deg 21 min 43 sec E 3,718.631 feet to a 3/4 inch diameter iron pipe set which pipe marks the true point of beginning of the tract herein described:

Thence: Continue: S 33 deg 21 min 43 sec E 1,014.977 feet to a point in an existing barbed wire fence on the top edge of the northerly bank of Little Darby Creek;

Thence: Running into the waters thereof and going upstream S 51 deg 19 min 54 sec W 441.833 feet to a point in the creek water...not set;

Thence: Again running upstream and wholly within the creek waters...N 80 deg 01 min 27 sec W 267.960 feet to a point not set;

Thence: Again upstream and mostly within the creek water...go S 72 deg 34 min 33 sec W 275.880 feet to a 5/8 inch diameter steel reinforcing rod found at the top of and the northerly edge of bank of Little Darby Creek;

Thence: Running with the westerly boundary hereto and mostly being marked with an existing wire fence...passing through a wood corner post at 35.103 feet and passing through a 3/4 inch pipe set at 391.960 feet...a bearing of N 33 deg 58 min 27 sec W and a total distance of 793.019 feet to the easterly side of a concrete collar securing a broken off wood corner post at the junction of two fences;

Thence: N 56 deg 26 min 09 sec E 908.587 feet to the true point of beginning;

This perimeter is found to contain 19.8934 acres of creek bottom land and is a portion of a newly surveyed 99.163 plus acres currently in the ownership of Elsa T. Hutson and her son Austin Rufus Hutson.

Being a portion of County Auditor's Tax Duplicate Parcel # 8-4337.50 and the same being a portion of County Engineer's Tax Aerial Parcel # 1074...being all within VMS 2985, Jefferson Township, Madison County, Ohio...surveyed in April and May, 1983 by Rodger Irwin Baker and Remo D. Mancini.

Requested by: Mr. L. Clinton Hutson and others  
 Represented by: Mr. David Pickens..Attorney at Law.  
 Rodger Irwin Baker, Ohio Surveyor Reg. # S-05539  
 June 4, 1983

Note: Bearings adapted to the centerline course of Goodson Road as called for in the recorded Quit Claim Deed as found in Deed Volume 205 at Page 211.

Additional pins, pipes, fences and posts are delineated on a plat which should accompany this field survey. This survey was performed by using the believed intentions of the parties...old fences and best marked field evidence and the man made monuments which have been accepted by the abutting property owners for decades without any know disagreement or disputes.

The surveyor understands that this particular area of 19.8934 acres is to be subsequently conveyed to Mr. L. Clinton Hutson and others.

Quit Claim Deed, Short Form, Statutory Form No. 27-B

QUIT-CLAIM DEED \*

Elsa T. Hutson, unmarried,  
 of Madison County, Ohio

for valuable consideration paid, grant(s) to Austin Rufus Hutson  
 whose tax-mailing address is

Route 1, South Charleston, Ohio 45368

Being the undivided one-fourth of the following REAL PROPERTY: Situated in the County of MADISON in the State of Ohio and in the Township of Jefferson, and bounded and described as follows:

Beginning at a stone at an angle in the Bryerly Mill Road in the north east line of James Johnson and George Goodson, and passing their corner at the line of James Johnson and George Goodson, and passing their corner at another angle in said road S. 34° 3' E. 68.54 chains (chain 4 poles) to a stake on the northerly bank of Little Darby Creek, southeast corner to said George Goodson, and from which stake a burr oak 18 inches in diameter bears N. 15° 30' E. 57 links; thence down said Little Darby Creek with the meanders of low water line of the North bank thereof S. 72° 30' E. 4.18 chains to a stake; thence S. 80° 6' E. 4.06 chains to a stake; thence N. 56° 15' E. 7.08 chains to a stake on the north bank of said creek; thence passing witness stone in a line at 30 links N. 34° 3' W. 71.74 chains to a stone in the center of the Bryerly Mill Road aforesaid; thence with the center of said road S. 56° 30' W. 14.18 chains to the beginning, containing 100 acres of land, and being part of Survey No. 2985.

TRANSFERRED  
 Date DEC 30 1971  
 FORREST R. HANSON, Auditor  
 MADISON COUNTY, OHIO

Prior Instrument Reference: Vol. Page of the Deed Records of Madison County, Ohio.

Witness her hand(s) this 30th day of December, 1971.

Signed and acknowledged in the presence of:  
 Analee Hays, Notary Public,  
 State of Ohio County of MADISON, ss.

BE IT REMEMBERED, That on this 30th day of December, 1971, before me, the subscriber, a Notary Public in and for said county, personally came Elsa T. Hutson the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument was prepared by John W. Tanner, Attorney at Law, 60 South Main Street, London, Ohio 43140.

Received Dec 30 1971 In Madison County  
 At 1:30 o'clock P.M. Record  
 Recorded Dec 30 1971 Vol. 205 Page 211 Fee \$2.00

At the time of making this field survey we discovered that there is an underground pipeline crossing this tract of land and also we find an electric transmission line crossing said tract...both are generally located on the plat of survey made for the aid of all parties interested in the herein described premises.

Rodger Irwin Baker, Ohio Surveyor Reg. # S-05539  
 June 4, 1983

Being situated in the civil Township of Jefferson, County of Madison, State of Ohio, bounded on the northwesterly side by the middle of Goodson Road (aka Twp. Rd. #48...aka Byerly Mill Road) and extending southeasterly to Little Darby Creek and being wholly within VMS #2985....bounded and more particularly described as follows:

Commence for a reference with the centerline of Taylor-Blair Road the center of Goodson Road...then measure with the existing centerline alignment of Goodson Road westerly 1,485.30 feet.....to a 3/4 inch diameter iron pipe set at the true point of beginning...which pipe marks the northerly corner of the herein described and marks the northwesterly corner of a certain 112.35 acres recorded in D.B. 205 at Pg. 213 (Elsa T. Hutson and her son, L. Clinton Hutson);

Thence: Following the common line between the reported 100 acres in D. B. 205 at Pg. 211 and the reported 112.35 acres in D.B. 205 at Pg. 213...said line marked with a fence.....S 33 deg. 21 min. 43 sec. E. a total distance of 4,733.808 feet to a fence at the top of Little Darby Creek's northerly bank;

Thence: Running into the normal waters of said creek....S 51 deg. 19 min. 54 sec. W. 441.833 feet to a point not set;

Thence: Again running within the normal waters of said creek...N 80 deg. 01 min. 27 sec. W. 267.960 feet to a point in the water not set;

Thence: Again running mostly within said creek waters...S 72 deg. 34 min. 33 sec. W. 275.880 feet to a steel reinforcing rod existing on the edge of and at the top of the northerly creek bank;

Thence: With the westerly boundary herewith and following a wire fence....N 33 deg. 58 min. 27 sec. W. a total distance of 4,512.742 feet to the northwesterly corner hereto;

Thence: Passing through a 3/4 inch pipe set at 2.526 feet and following the centerline of Goodson Road (for that portion of said road on a tangent)....N 56 deg. 30 min. 00 sec. E. 948.326 feet to the true point of beginning:

Containing by field survey a total of 99.163 plus acres...all being with VMS 2985 in Jefferson Township, Madison County, Ohio, and currently shown on County Engineer's Tax Aerial as Parcel #1074.

Bearings have been adapted to the present course along the middle of Goodson Road as called for in the present Deed recorded in D.B. 205 at Pg. 211.

Surveyed by existing field markers, pipes, pins and possession fences by Rodger Irwin Baker and Reno D. Mancini in April and May, 1983.

DESCRIPTION of 19.8934 acres situated on the southeasterly end of a recently surveyed 99.163 plus acres...said 99.163 plus acres in the actual area being occupied by Elsa T. Hutson and her son Austin Rufus Hutson as currently of record in Deed Volume 205 at Page 211....situated in VMS 2985, Jefferson Twp., Madison County, Ohio....bounded on the southerly side by Little Darby Creek...said 19.8934 acres bounded and more particularly described as follows:

Commence for a reference with the centerline of Taylor-Blair Road and the center of Goodson Road...go then along the existing centerline alignment of Goodson Road pavement in a westerly direction 1,485.30 feet to a 3/4 inch diameter iron pipe set; then with a fence S 33 deg. 21 min. 43 sec. E. 3,718.631 feet to a 3/4 inch diameter iron pipe set which pipe marks the true point of beginning of the tract herein described.

Thence: Continue S 33 deg. 21 min. 43 sec. E. 1,014.977 feet to a point in an existing barbed wire fence on the top edge of the northerly bank of Little Darby Creek;

Thence: Running into the waters thereof and going upstream S 51 deg. 19 min. 54 sec. W. 441.833 feet to a point in the creek water...not set;

Thence: Again running upstream and wholly within the creek waters....N 80 deg. 01 min. 27 sec. W. 267.980 feet to a point not set;

Thence: Again upstream and mostly within the creek water....go S 72 deg. 34 min. 33 sec. W. 275.880 feet to a 5/8 inch diameter steel reinforcing rod found at the top of and the northerly edge of bank of Little Darby Creek;

Thence: Running with the westerly boundary hereto and mostly being marked with an existing wire fence...passing through a wood corner post at 35.103 feet and passing through a 3/4 inch pipe set at 391.960 feet.....a bearing of N 33 deg. 58 min. 27 sec. W. and a total distance of 793.019 feet to the easterly side of a concrete collar securing a broken off wood corner post at the junction of two fences;

Thence: N 56 deg. 26 min. 09 sec. E. 908.587 feet to the true point of beginning;

This perimeter is found to contain 19.8934 acres of creek bottom land and is a portion of a newly surveyed 99.163 plus acres currently in the ownership of Elsa T. Hutson and her son Austin Rufus Hutson.

Being a point of County Auditor's Tax Duplicate #8-4337.50 and the same being a portion of County Engineer's Tax Aerial Parcel #1074....being all within VMS 2985, Jefferson Township, Madison County, Ohio....surveyed in April and May, 1983 by Rodger Irwin Baker and Reno D. Mancini.