

Description of 41,449 square feet of land or 0.9515 acre which is within VMS number 6969 in Canaan civil township, Madison County, state of Ohio and being a portion of that certain 12.727 acres carried on the County Auditor's Tax Duplicate as Parcel # 0100547 in the ownership of Ralph E. Yutzey and Sue J. Yutzey (husband and wife) whereby said Ralph E. Yutzey acquired title by "COMMISSIONER'S DEED" from Katie Yutzey which instrument is recorded in Deed Volume 155 at Page 509 dated for record on October 28, 1958.....said 0.9515 acre having been recently rezoned for the purpose of a residence usage.....is bounded and more particularly described as follows:

Commence as a point of reference with a steel pin found in the centerline of M.V. High Road (aka Morton V. High Road and / or County Road # 44) and the centerline of Plain City & Georgesville Road (aka East Pike and / or County Road # 7).....then with the centerline of M.V. High Road S 77 deg 55 min 00 sec W 568.85 feet to a P.K. spike existing at the northwesterly corner of 0.7800 acre described in D.B. 252 at Pg. 586 now owned by Laura Marie Beachy....said spike being the northeasterly corner of the herein described and hereafter called the true point of beginning;

Thence: Leaving aforesaid M.V. High Road and with the westerly boundary of said Laura Marie Beachy.....S 13 deg 47 min 00 sec E (passing a pipe at 25.00 feet)....a total distance of 225.00 feet to a pipe found;

Thence: S 77 deg 55 min 00 sec W 184.30 feet to a pipe found at the southeasterly corner of a 0.9515 acre parcel conveyed to Kenneth O. Farnwald and Debra S. Farnwald found of record in D.B. 252 at Pg. 588;

Thence: Following the easterly boundary of said Farnwald....N 13 deg 47 min 00 sec W (passing a pipe at 200.00 feet)....a total distance of 225.00 feet to a P.K. spike found in the centerline of M.V. High Road;

Thence: With the centerline of said roadway....N 77 deg 55 min 00 sec E 184.30 feet to the true point of beginning.

Containing within said bounds 41,449 sq. ft. or 0.9515 acre and being a portion of 12.727 acres leaving a calculated residual of 11.7755 acres.

The above described premises is a portion of County Engineer's Aerial Map Parcel 579 and as per D.B. 155 at Pg. 509 the surveyor notes that the westerly 169.79 feet of the above described appears to be a part of Tract # 2 of said deed and the easterly 14.51 feet appears to be a part of Tract # 1 of said deed description.

The northerly 25 feet of the herein described is designated for public highway use leaving a total depth of 200.00 feet free and clear of highway right of way.

This area is not in a flood plain nor in a flood prone area.

I certify that I personally made a total perimeter field survey of this premises and of the two mention abutting parcels of land in year 1980.....and at the time of making such field survey...all pins, pipes, spikes and markers were either found or set and there was no question of the existence of such boundary lines, additionally I have recently reviewed these parcels and find that the herein described clearly depicts the existing perimeter for which the accompanying plat represents.

The basis of the bearings has been derived from D.B. 252 at Pages 586, 587, 588 & 598.

Prepared July 26, 1985 by the undersigned:

Rodger Irwin Baker, Ohio Surveyor # S-05539
2121 U.S. Route # 42 S.W.
London, Ohio 43140

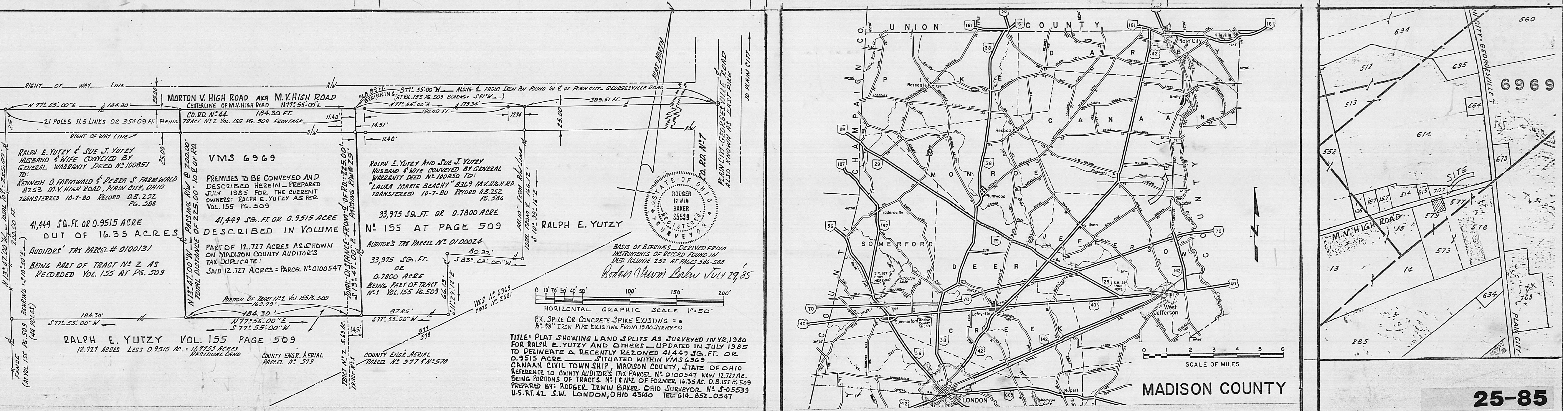
Tel: 614-852-0347 (466-0961)



12.727 ACRES 0100547
Map of Ralph E. Yutzey - R#2 - Plain City, O. Vol. 155, p. 509
No. 11313 Fee \$2.50 COMMISSIONER'S DEED
WHEREAS, Katie Yutzey died intestate on the 21st day of May, 1958, a resident of Canaan Township, Madison County, Ohio, and letters of administration were duly issued by the Probate Court of Madison County, Ohio, on June 11, 1958, and Ralph E. Yutzey, of Madison County, Ohio, was appointed administrator; and
WHEREAS, said estate is numbered 131971 on the docket of said court; and
WHEREAS, the said Katie Yutzey died seized of the following described real property, to wit:
Situated in the Township of Canaan, County of Madison, State of Ohio, and being the undivided one-half of the following:
TRACT 1: Beginning at a stone in the center of the East Pike and Northeast corner to David Cutler land; thence with the center of said Pike North 1 deg. West 185.5 poles to a stone in the edge of the Morton V. High Road; thence with said road South 81 deg. West 35 poles to a stone, the Northeast corner to Amy Streeter's land; thence with her line S. 10 deg. 30' East 11 poles to a stake, the Southeast corner of said Amy Streeter's land; thence with her line S. 75 deg. W. 127 poles to a stone in the line of William Chandler's land; thence with his line S. 10 deg. 30' East 8 poles and 16 links to a stone in the line of David Cutler's land and the Southeast corner of William Chandler's land; thence with David J. Cutler's line North 75 deg. 30' East 153.5 poles to the place of beginning, containing 16.38 acres and being the same premises conveyed to said Jacob L. Peterson by Martin V. High, Administrator with the will annexed of Joel Cutler, deceased, by Administrator's deed dated February 3, 1897.
EXCEPTING FROM THE above described premises the following:
Beginning at a stone, the Southeast corner of William J. Chandler's land and in the line of D. J. Cutler's land; thence with said line North 76 deg. 30' East 105.5 poles to a stone, thence North 10 deg. 30' West 8 poles and 16 links to a stake; thence South 76 deg. 30' West 105.5 poles to a stake in the line of William Chandler's land; thence with his line South 10 deg. 30' East 8 poles and 16 links to the place of beginning, containing 5.69 acres, being the premises heretofore conveyed to Amy Streeter.
TRACT 2: Beginning at a stake northeast corner to Amy Streeter's land and the corner of Jacob L. Peterson's land in the edge of the M. V. High Road; thence with said road S. 81 deg. West 21 poles and 16 links to a stone; thence through the land of said Amy Streeter South 10 deg. 30' East 11 poles to a stake in the line of Jacob L. Peterson's land; thence with said line North 75 deg. 30' East 21 poles and 11.5 links to a stake, the southeast corner to Amy Streeter's land; thence North 10 deg. 30' West 11 poles to the beginning, containing 5.69 acres, more or less.
The above described tracts contain 16.38 acres, more or less, but subject to all legal highways.
and
WHEREAS, said parcel of land, together with the mansion house or dwelling thereon constituted the home of the decedent and of her family and said real estate was not specifically devised; and
WHEREAS, on the twenty-first day of June, 1958, the inventory of decedent's estate was filed by the administrator in which said real estate aforesaid was appraised at the sum of five thousand two hundred (5,200) dollars; and
WHEREAS, on the twenty-first day of June, 1958, said inventory was approved; and
WHEREAS, on the twenty-first day of June, 1958, said inventory was approved and the appraiser filed his application to purchase the aforementioned real estate at the appraised value as fixed by the appraiser; and
WHEREAS, subsequently thereto all of the defendants were duly served or waived the issuance of service of summons, voluntarily entered their appearance and consented to the granting of the prayer of the petition; and
WHEREAS, on the 21st day of August, 1958, the Probate Court of Madison County, Ohio, made an order finding that all of the defendants in said case had been duly served or had waived the issuance of service of summons, voluntarily entered their appearance and consented to the granting of the prayer of the petition and found that all parties having any interest in the case were properly before the court; and
WHEREAS, the court further found that the allegations contained in said petition were true and that the prayer of the petition should be granted and further ordered and decreed that John W. Tanner, as the commissioner heretofore appointed by the court, convey said real estate to the said Ralph E. Yutzey by a good and sufficient deed, upon compliance by the said Ralph E. Yutzey of the terms and conditions set forth in said court order.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That John W. Tanner, as commissioner, by virtue of the statute in such cases made and provided and of the proceedings aforesaid and for and in consideration of the premises and the sum of five thousand two hundred (5,200) dollars lawfully paid by Ralph E. Yutzey, in compliance with said court order, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Ralph E. Yutzey, residing in Canaan Township, Madison County, Ohio, his heirs and assigns forever, the real estate above described.
TO HAVE AND TO HOLD said premises with all of the privileges and appurtenances thereto belonging to the said Ralph E. Yutzey, his heirs and assigns forever as fully and completely as the said John W. Tanner, as commissioner, by virtue of the statute made and provided for such cases and of the proceedings hereinabove referred to might or should sell and convey the same.
All of which will more fully appear by the record of said court to which reference is here made.
IN WITNESS WHEREOF, the said John W. Tanner, commissioner, has hereunto set his hand this 9th day of September, 1958.
Signed and acknowledged in the presence of
Annie Hays
H. H. Crabbe
John W. Tanner
State of Ohio, Madison County, ss:
BE IT REMEMBERED, that on this 9th day of September, 1958, year of our Lord, One Thousand Nine hundred and Fifty-eight (1958), before me, the subscriber, a Notary Public in and for said County and State, personally appeared John W. Tanner, commissioner, whose name is subscribed to and who executed the foregoing deed and acknowledged the signing of the same to be his 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 last aforesaid.
This instrument prepared by
Crabbe & Tanner, Attorneys at Law,
London, Ohio
(SEAL) H. H. Crabbe
H. H. Crabbe, Notary Public,
State of Ohio,
My com. expires Oct. 22, 1959.
Norman A. Jones
Recorder - Madison Co., Ohio

Mail to Kenneth Farnwald 6109 Convern Huff Rd. Plain City, Ohio
No. 100851 Fee: \$4.00
GENERAL WARRANTY DEED, Statutory Form No. 22-5
Vol. 157 page 588
12-80-5
307-80
GENERAL WARRANTY DEED *
Ralph E. Yutzey and Sue J. Yutzey, husband and wife,
(M), of Madison County, Ohio
for valuable consideration paid, grant(s), with general warranty covenants, to
Kenneth O. Farnwald and Debra S. Farnwald
8253 M.V. High Rd. Plain City, Ohio
whose tax-mailing address is
the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Canaan, and bounded and described as follows:
Being 41,449 square feet of land or 0.9515 acre out of an original 16.35 acre (plus or minus) tract conveyed to Ralph E. Yutzey et al as found of record in D.B. 155, page 509, fronting along M.V. High Road, and more particularly described as follows:
Starting with a steel pin at the centerline of Plain City-Georgesville Road and M.V. High Rd in Canaan Township, Madison County, Ohio...which pin is also on the boundary between VMS 2681 and VMS 6969...go thence with the middle of M.V. High Road S. 77° 55' 00" W. 937.45 feet to the N.W. corner of Yutzey and hereafter called the true point of beginning; thence with the centerline of M.V. High Road N. 77° 55' 00" E. 184.30 feet to a pipe; thence S. 13° 47' 00" E. (passing a pipe at 25 feet) 225.00 feet to a pipe, thence parallel to the road S. 77° 55' 00" W. to a pipe in the westerly boundary; thence following the boundary fence N. 13° 47' 00" W. 225.00 feet to the true point of beginning, containing 41,449 square feet or 0.9515 acres.
Surveyed August 2, 1980 by Rodger Irwin Baker P.S. Ohio License # S-05539.
Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.
The grantees by acceptance of this deed hereby agree to the following covenants which shall run with the land:
1. There are not to be any inoperative vehicles sitting on lot.
2. No above ground swimming pools. No animals or pets to be kept for commercial purposes.
3. Weeds kept to a minimum.
Prior Instrument Reference: Vol. 155 Page 509 of the Deed Records of Madison County, Ohio. Ralph E. Yutzey and Sue J. Yutzey, husband and wife, their heirs and assigns, the Grantor release all rights of dower therein. Witness their hand(s) this 19 day of October, 19 80.
Signed and acknowledged in the presence of:
Ralph E. Yutzey (M) Witness
Sue J. Yutzey (M) Witness
Kenneth O. Farnwald Witness
Debra S. Farnwald Witness
State of Ohio County of MADISON ss.
BE IT REMEMBERED, That on this 19 day of October, 19 80, before me, the subscriber, a Notary Public in and for said county, personally came,
Ralph E. Yutzey and Sue J. Yutzey the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.
George O. Mathewson, Notary Public, State of Ohio.
This instrument was prepared by Tanner & Mathewson, Attorneys at Law, 2 South Main Street, London, OH 43140.
1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.
Audiol's
TRANSFERRED
Date 10-2-80
RAYMOND M. WEINER, Auditor
MADISON COUNTY, OHIO
See Sections 5302.05 and 5302.04 Ohio Revised Code.
FEE 7.00
12-80-5
307-80
SPLIT APPROVED MADISON COUNTY ENGINEER
DATE 2-2-80 BY A. W. HAYES
ADDRESS 252 E. MAIN ST. LONDON, OH 43140

Mail to Laura Beachy 1023 Amity Pike Plain City, Ohio
No. 100850 Fee: \$4.00
GENERAL WARRANTY DEED, Statutory Form No. 22-5
Vol. 157 page 588
12-80-5
307-80
GENERAL WARRANTY DEED *
Ralph E. Yutzey and Sue J. Yutzey, husband and wife,
(M), of Madison County, Ohio
for valuable consideration paid, grant(s), with general warranty covenants, to
Laura Marie Beachy
8349 M.V. High Rd. Plain City, Ohio
whose tax-mailing address is
the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Canaan, and bounded and described as follows:
Being a parcel of land containing 0.7800 acre or 33,975 square feet and fronting 179.34 feet along the centerline of M.V. High Road, being situated within VMS 6969.
Beginning with a PK spike in the centerline of M.V. High Road S. 77° 55' 00" W. along the centerline thereof a distance of 389.51 feet from a steel pin found in the middle of Plain City-Georgesville Road...Canaan Township, Madison County, Ohio; thence S. 10° 39' 16" E. (passing a pipe at 25.02 feet) 166.12 feet to a pipe; thence S. 83° 08' 00" W. 80.32 feet to a pipe; thence S. 11° 29' 12" E. 66.13 feet to a pipe; thence S. 77° 55' 00" W. 87.85 feet to a pipe; thence N. 13° 47' 00" W. (passing a pipe at 200.00 feet) 225.00 feet to a PK nail; thence along the centerline of M.V. High Road N. 77° 55' 00" E. 179.34 feet to the true point of beginning, containing 33,975 square feet or 0.7800 acre and being in VMS 6969 and being a portion of an original 16.35 acre (plus or minus) tract recorded in Book 155, page 509 and is shown to belong to Ralph E. Yutzey et al.
Surveyed July 12 and August 2, 1980 by Rodger Irwin Baker PS Ohio License # S-05539.
Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.
The grantees by acceptance of this deed hereby agree to the following covenants which shall run with the land:
1. There are not to be any inoperative vehicles sitting on lot.
2. There are not to be any swimming pools. No animals or pets to be kept for commercial purposes.
3. Weeds kept to a minimum.
Prior Instrument Reference: Vol. 155 Page 509 of the Deed Records of Madison County, Ohio. Ralph E. Yutzey and Sue J. Yutzey, husband and wife, their heirs and assigns, the Grantor release all rights of dower therein. Witness their hand(s) this 19 day of October, 19 80.
Signed and acknowledged in the presence of:
Ralph E. Yutzey (M) Witness
Sue J. Yutzey (M) Witness
Kenneth O. Farnwald Witness
Debra S. Farnwald Witness
State of Ohio County of MADISON ss.
BE IT REMEMBERED, That on this 19 day of October, 19 80, before me, the subscriber, a Notary Public in and for said county, personally came,
Ralph E. Yutzey and Sue J. Yutzey the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.
George O. Mathewson, Notary Public, State of Ohio.
This instrument was prepared by Tanner & Mathewson, Attorneys at Law, 2 S. Main Street, London, OH 43140.
1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.
Audiol's
TRANSFERRED
Date 10-2-80
RAYMOND M. WEINER, Auditor
MADISON COUNTY, OHIO
See Sections 5302.05 and 5302.04 Ohio Revised Code.
FEE 7.00
12-80-5
307-80
SPLIT APPROVED MADISON COUNTY ENGINEER
DATE 2-2-80 BY A. W. HAYES
ADDRESS 252 E. MAIN ST. LONDON, OH 43140



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Commence as a point of reference with a steel pin found in the centerline of M.V.High Road (aka Morton V. High Road and / or County Road # 44) and the centerline of Plain City & Georgesville Road (aka East Pike and / or County Road # 7).....then with the centerline of M.V.High Road S 77 deg 55 min 00 sec W 568.85 feet to a P.K. spike existing at the northwesterly corner of 0.7800 acre described in D.B. 252 at Pg. 586 now owned by Laura Marie Beachy...said spike being the northeasterly corner of the herein described and hereafter called the true point of beginning;

Thence: Leaving aforesaid M.V. High Road and with the westerly boundary of said Laura Marie Beachy.....S 13 deg 47 min 00 sec E (passing a pipe at 25.00 feet)...a total distance of 225.00 feet to a pipe found;

Thence: S 77 deg 55 min 00 sec W 184.30 feet to a pipe found at the southeasterly corner of a 0.9515 acre parcel conveyed to Kenneth O. Farmwald and Debra S. Farmwald found of record in D.B. 252 at Pg. 588;

Thence: Following the easterly boundary of said Farmwald....N 13 deg 47 min 00 sec W (passing a pipe at 200.00 feet)...a total distance of 225.00 feet to a P.K. spike found in the centerline of M.V.High Road;

Thence: With the centerline of said roadway...N 77 deg 55 min 00 sec E 184.30 feet to the true point of beginning.

Containing within said bounds 41,449 sq. ft. or 0.9515 acre and being a portion of 12.727 acres leaving a calculated residual of 11.7755 acres.

The above described premises is a portion of County Engineer's Aerial Map Parcel 579 and as per D.B. 155 at Pg. 509 the surveyor notes that the westerly 169.79 feet of the above described appears to be a part of Tract # 2 of said deed and the easterly 14.51 feet appears to be a part of Tract # 1 of said deed description.

The northerly 25 feet of the herein described is designated for public highway use leaving a total depth of 200.00 feet free and clear of highway right of way.

This area is not in a flood plain nor in a flood prone area.

I certify that I personally made a total perimeter field survey of this premises and of the two mention abutting parcels of land in year 1980.....and at the time of making such field survey...all pins, pipes, spikes and markers were either found or set and there was no question of the existance of such boundary lines, additionally I have recently reviewed these parcels and find that the herein described clearly depicts the existing perimeter for which the accompanying plat represents.

The basis of the bearings has been derived from D.B. 252 at Pages 586, 587, 588 & 598