

No. 114147
 Fee \$12.00

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas, at the _____ Term A. D. 1985, of the Court of Common Pleas of the County of _____ and State of Ohio, in an action numbered on the Docket of said Court as Case No. _____ wherein _____ Plaintiff, and _____ Defendant, an order of sale Dated _____ 1985 was adjudged and decreed to the said _____ against the said _____

for the sum of _____ Dollars, and costs of suit: (\$16,828.73)

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the _____ day of _____ 1985, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, _____ the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the _____ Madison Press

a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the _____ day of _____ 1985, at the door of the Courtroom in said Court at _____ o'clock A. M. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of _____ Dollars, the bid of said grantee, being the highest and best bid offered, and said sum being more than two-thirds the appraised value thereof;

And Whereas, at the _____ Term of said Court, 1985, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

Now Know Ye, That I, _____ Sheriff of _____ County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of _____ Dollars, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, _____ Madison Seed Company, Inc.

heirs and assigns forever, the following described real estate, situated in _____ County and State of Ohio, to-wit: *

Beginning on the centerline of Main Street (S.W. 38) in the Village of Midway, being referenced by a found iron pin bearing South 89° 50' 00" East at 33.00 feet at the Southwest corner of Lot 8 of the Levi Counts' Addition to the Village of Midway and by a found stone with a chiseled X bearing South 89° 50' 00" East at 99.77 feet; thence with the southerly line of the Levi Counts' Addition South 89° 50' 00" East 343.20 feet to a set iron pipe on the centerline of East Street; thence South 05° 53' 10" West 127.73 feet to a set iron pipe; thence South 59° 09' 20" West 100.65 feet to a set iron pipe; thence South 70° 56' 43" West 108.01 feet to a set iron pipe; thence South 82° 46' 30" West 142.50 feet to the centerline of Main Street, passing a set iron pipe at 108.01 feet; thence with the centerline of Main Street North 00° 31' 26" East 232.08 feet to the point of beginning, containing 1.502 acres, surveyed by Neil Babb, P.S. 5969, November 1980. Iron pipes set are 3/4 inch in diameter by 30 inches in length with aluminum caps marked P.S. 5969.

TRACT 2:
 Being Lot Number Nine (9) in Levi Counts' Addition to the Village of Midway, as said lot is numbered, delineated and described upon the recorded plat of said Addition in the office of the Recorder of Madison County, Ohio in Plat Book 1, page 95.

Parcel Numbers: 22-00018 & 22-00019
 Address: State Route 38, Sedalia, Ohio 43151

To have and to hold the same with all the appurtenances thereto belonging, to said grantee and _____ heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially, this _____ day of _____ 1985.

Signed and Acknowledged in Presence of _____
 _____ Sheriff of _____ County, O.

The State of Ohio, _____ County.

Before me, the undersigned, Notary Public

_____ within and for said County, personally appeared the above named _____ Sheriff of said _____ County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and seal this _____ day of _____ 1985.

_____ Notary Public, State of Ohio
 My Commission expires 3-7-98

This instrument is prepared by the Madison County Sheriff Dept.

114147

SHERIFF'S DEED
 For Land Hereof Owned by _____ and Sold and Conveyed by _____ Sheriff.

Madison Seed Company, Inc.
 Ex. Doc. _____ Page _____

Received for Record at _____ on _____ 1985.
 Recorded _____ 1985.
 In _____ County
 Records, P.O. Box _____
 _____ Recorder
 \$12.00

Entered for Transfer _____

By _____ Auditor
 Deputy

page 240

Containing 0.2409 acre.

Description of a newly surveyed parcel of land situated within VMS 7263 and VMS 7799 in the village of Midway (Sedalia post office), Madison County, state of Ohio, said parcel being a portion of a certain 1.502 acres surveyed by Neil Babb, P.S. # 5969 in November 1980 and more recently described in a Deed On Decree Or Order Of Sale wherein Stephen V. Saltsman as Madison County Sheriff conveyed to Madison Seed Company, Inc. as found recorded in Madison County Deed Records in Deed Volume 266 at Pages 238, 239 and 240, transferred 6-25-85 and recorded 6-26-85, said 1.502 acres presently carried as Auditor's Parcel No. 22-00048 3-93A, bounded and more particularly described as follows:

Commence as a point of reference with a steel dowel found and a 3/4 inch pipe set at the southwesterly corner of Lot # 8 in the Levi Counts' Addition as shown in Plat Volume 1 at Page 95, village of Midway, then with the southerly boundary of said Levi Counts' Addition projected N 89 deg 50 min 00 sec W a distance of 33.000 feet to the centerline of Main Street (aka S.H. 244, aka St. Rt. 38, aka London-Washington Turnpike or London-Washington Road)... then with said centerline of State Route # 38... S 00 deg 31 min 26 sec W a distance of 208.874 feet to the true point of beginning:

Thence: Passing a 3/4 inch pipe set at 34.480 feet N 74 deg 59 min 58.08 sec E 342.180 feet to a 3/4 inch pipe set;

Thence: S 06 deg 58 min 10 sec W 7.040 feet to a 3/4 inch pipe found with a cap stamped # 5969 (Neil Babb surveyor);

Thence: S 59 deg 09 min 30 sec W 100.65 feet to a 3/4 inch pipe set;

Thence: S 70 deg 56 min 43 sec W 108.01 feet to a 3/4 inch pipe found with a cap stamped # 5969;

Thence: Passing another stamped cap and 3/4 inch pipe found at 108.940 feet..... S 82 deg 46 min 30 sec W a total distance of 142.500 feet to a point in the centerline of State Route # 38;

Thence: Following the centerline thereof..... N 00 deg 31 min 26 sec E 232.07 feet to the true point of beginning.

Containing 10,494.412 square feet or 0.2409 acre of which 0.020 acre is presently within the monumented highway use area.

Being that most southerly portion of the aforesaid 1.502 acres which is abutting the Lions Club Of Sedalia, Inc.

Bearings derived from Deed Volume 266 at Page 238 and Deed Volume 253 at Page 481.

Surveyed September 21, 1985 by the undersigned... Rodger Irwin Baker... Ohio Surveyor # S-05539.

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Thence: Parallel with the southerly boundary of Levi Counts' Addition and crossing through said 1.502 acres... passing a 3/4 inch pipe set at 33.081 feet... S 89 deg 50 min 00 sec E a total distance of 334.981 feet to a 3/4 inch iron pipe set;

Thence: S 06 deg 58 min 10 sec W 46.991 feet to a 3/4 inch pipe set;

Thence: Again crossing aforesaid 1.502 acres and passing a 3/4 inch pipe set at 307.700 feet... S 74 deg 59 min 58.08 sec W a total distance of 342.180 feet to a point in the centerline of State Route # 38;

Thence: Following the centerline thereof... N 00 deg 31 min 26 sec E 136.189 feet to the true point of beginning:

Containing 30,265.763 square feet or 0.6948 acre with 0.100 acre being within the presently used public highway and 0.595 acre being outside of highway use.

Bearings derived from the present deed of record volume 266 at page 238.

Being that area which contains the office, the former scales and existing grain elevator structure.

