

No. 28835 Fee \$1.75 WARRANTY DEED

Mary Beatrice McPeck and Calvin D. McPeek, her husband, know all Men by these Presents That Mary Beatrice McPeck and Calvin D. McPeek, her husband of the Township of Jefferson, County of Madison and State of Ohio Grantors, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them paid by Merrill E. Howard and Eleanor Howard Route 3, Urbana, Champaign County Ohio on the Route 3 of Urbana, County of Champaign and State of Ohio Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantees, Merrill E. Howard and Eleanor Howard, their heirs and assigns forever, the following Real Estate situated in the County of Madison in the State of Ohio, and in the Township of Jefferson and bounded and described as follows:

Tract No. 1 Beginning at an iron pin in the west line of original Survey No. 6300, said pin being located at an angle in the Middle Pike in front of the Spencer house; thence with the center of said pipe, passing at 289.0 feet, an iron pin in the southeast corner of tract No. 2, and in the northeast corner of tract No. 3; thence with the line of tract No. 3, N 32 deg. 13' E. 683.6 feet to an iron pin in the northwest corner of tract No. 3; thence with the line of tract No. 3, N 32 deg. 21' W. 87.1 feet to an end post, corner of said Bidwell's land; thence with his north line N. 56 deg. 59' E. 2122.8 feet to a stone corner of land belonging to Joseph Harbage; thence with two lines of said Harbage land N. 12 deg. 10' W. 993.3 feet to a stone; thence N. 82 deg. 30' E. 794.6 feet to an iron pin in the center of the East Pike; thence with said Pike N. 12 deg. 10' W. 17.2 feet to an iron pin, thence with three lines of John McCoy's land S. 82 deg. 30' W. 794.6 feet to a corner post; thence S. 51 deg. 57' E. 1777.0 feet to a corner post; thence N. 31 deg. 12' E. 290.5 feet to an iron pin; thence S. 57 deg. 29' E. 1310.6 feet to an iron pin in the west line of said original survey No. 6300 and in the east line of original survey No. 1110 said pin being in the center of said Middle Pike; thence with said Middle Pike N. 32 deg. 13' W. 289 feet to an iron pin at point of beginning, and containing 160.34 acres of land in Survey No. 6300 and 1110. (Being tract No. 2 in Cause No. 11967 for Partition Common Pleas Court, Madison County, Ohio, wherein Parrot A. Spencer et al. were plaintiffs and John A. Spencer et al. were defendants) On Plat See Sectional Plats.

Tract No. 2 Beginning at an iron pin in the west line of original survey No. 6300, said pin being located at an angle in the Middle Pike in front of the Spencer house; thence with the center of said pipe N. 11 deg. 40' W. 912.7 feet to an iron pin in the southeast corner of A. A. Carter's land; thence with the south line of said Carter's land S. 57 deg. 19' W. 2188.9 feet to an iron pin in the northeast corner of land belonging to A. A. Gregg; thence with four lines of said Gregg land S. 33 deg. 17' E. 860.5 feet to a corner post; thence north 57 deg. 32' E. 558.6 feet to an iron pin; thence S. 32 deg. 12' E. 290.5 feet to an iron pin; thence S. 57 deg. 29' E. 1310.6 feet to an iron pin in the west line of said original survey No. 6300 and in the east line of original survey No. 1110 said pin being in the center of said Middle Pike; thence with said Middle Pike N. 32 deg. 13' W. 289 feet to an iron pin at point of beginning, and containing 160.34 acres of land in Survey No. 6300 and 1110. (Being tract No. 2 in Cause No. 11967 for Partition Common Pleas Court, Madison County, Ohio, wherein Parrot A. Spencer et al. were plaintiffs and John A. Spencer et al. were defendants.) On Plat See Sectional Plats.

Each of said parcels are subject, however, to all legal highways and to a certain easement granted to The Ohio Bell Telephone Company, its successors and assigns of record in D.B. Volume 111, page 375 of the Recorder's Office of Madison County, Ohio.

To have and to hold said premises, with all the privileges and appurtenances thereto belonging, to the said Grantees, Merrill E. Howard and Eleanor Howard, their heirs and assigns forever. and the said Grantors, Mary Beatrice McPeck and Calvin D. McPeek for themselves and their heirs, do hereby covenant with the said Grantees, Merrill E. Howard and Eleanor Howard, their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all incumbrances whatsoever

except taxes and assessments due June 1951 and thereafter, all of which grantees herein assume and agree to pay;

and that they will forever warrant and defend the same, with the appurtenances, unto the said Grantees, Merrill E. Howard and Eleanor Howard, their heirs and assigns against the lawful claims of all persons whatsoever. In Witness Whereof the said Grantors, Mary Beatrice McPeck and Calvin D. McPeek, her husband, do hereby release his right of dower in the premises, have hereunto set their hands, this 19th day of March in the year of our Lord one thousand nine hundred and fifty-one (1951)

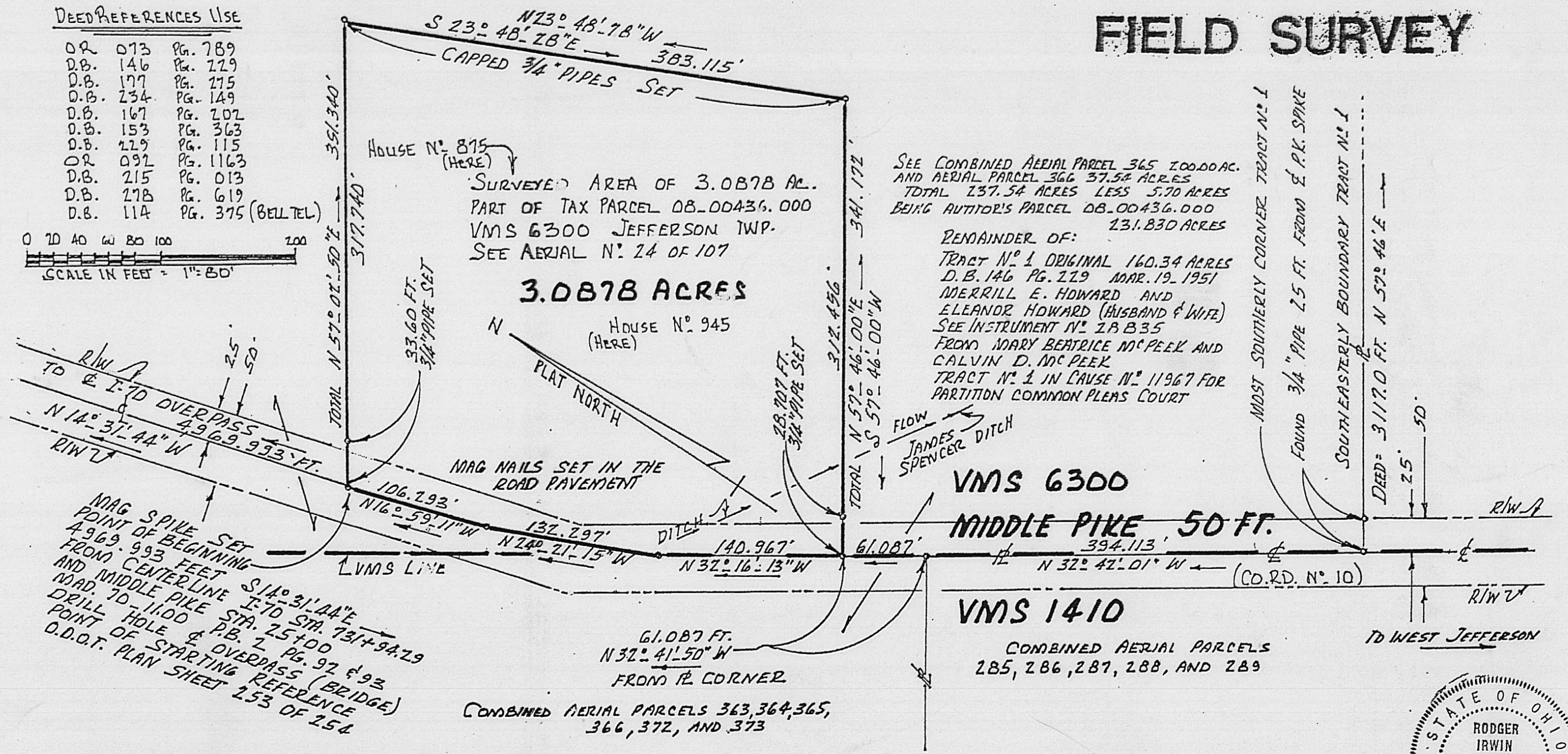
Signed and acknowledged in presence of  
R. W. Kilbourne Dale Overly  
Mary Beatrice McPeek  
Calvin D. McPeek



DEED REFERENCES USE

D.B.	073	Pg.	789
D.B.	146	Pg.	229
D.B.	177	Pg.	275
D.B.	234	Pg.	149
D.B.	167	Pg.	202
D.B.	153	Pg.	363
D.B.	229	Pg.	115
D.B.	092	Pg.	1163
D.B.	215	Pg.	013
D.B.	278	Pg.	619
D.B.	114	Pg.	375 (BELL TEL)

FIELD SURVEY



Being a part of combined aerial parcels 363, 364, 365, 366, 372 and 373.

Description of 3.0878 acres in VMS 6300 in Jefferson Civil Township, Madison County, State of Ohio and being a portion of auditor's tax parcel # 08-00436.000 and being a portion of recorded 160.34 acres cited as Tract # 1 in deed volume 146 at page 229 in the ownership of Merrill E. Howard and Eleanor Howard transferred March 19, 1951 said 3.0878 acres being bounded and more particularly described as follows:

Commence with a found drill hole in the centerline of bridge-overpass structure for Middle Pike and Interstate # 70 (I-70 station 731+94.29 and Middle Pike station 25+00 as per O.D.O.T. highway plan Mad. 70-11.00 sheet 253 of 254 see plat book 2 at pages 92 & 93 )...then with the middle of Middle Pike ( county road # 10 ) S 14 deg 31 min 44 sec E 4,969.993 feet to a mag spike set at the most westerly corner of the herein described 3.0878 acres and hereafter called the point of beginning;

- Thence: Passing a set 3/4 inch pipe at 33.60 feet go N 57 deg 02 min 50 sec E 351.340 feet to a set 3/4 inch pipe;
- Thence: With the rear boundary hereto go S 23 deg 48 min 28 sec E 383.115 feet to a set 3/4 inch pipe;
- Thence: Passing a set 3/4 inch pipe at 312.456 feet go S 57 deg 46 min 00 sec W 341.172 feet to a set mag spike in the middle of a slight curve in the road pavement of Middle Pike; ( on the boundary between VMS 6300 and VMS 1410 )
- Thence: N 32 deg 16 min 13 sec W 140.967 feet to a mag spike set in the middle of curved roadway pavement;
- Thence: N 24 deg 21 min 15 sec W 132.297 feet to a set mag spike in the middle of curved roadway pavement;
- Thence: N 16 deg 59 min 11 sec W 106.293 feet to the point of beginning.

Containing within said bounds 3.0878 acres of land.

Bearings adapted to the southeasterly boundary of Tract # 1 described in Volume 146 at Page 229. called for N 57 deg 46 min E 3,117.0 feet.

Pipes set are 3/4 inch diameter with plastic caps stamped R.I.Baker S-5539.

This property has on site access to a 12 inch subsurface drainage tile as said tile and ground valley gutter type surface drainage swale crosses the southerly portion of this 3.0878 acres. Said ditch carried of record as James Spencer Ditch.

Aerial reference map # 24 of 107.

This description is based on a current field survey made in March 2000 by Rodger Irwin Baker...Ohio surveyor registration # S-005539.

Rodger Irwin Baker March 13, 2000

Rodger Irwin Baker P.S. # S-005539 (Ohio) 1300 Plain City-Georgesville Road ( South) Galloway, Ohio 43119 Ph. 614-879-6004.

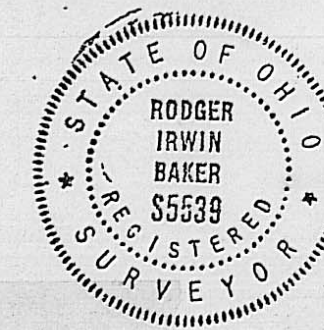
PLAT OF 3.0878 ACRES SURVEYED IN VMS 6300 JEFFERSON TWP., MADISON COUNTY, OHIO MAR. 2000 HOUSE NO. 875 & HOUSE NO. 945 CO. RD. NO. 10 MIDDLE PIKE 50' WEST JEFFERSON MAILING P.D. ZIP 43162 PT. TAX NO. 08.00436.000 MERRILL E. HOWARD & ELEANOR JR HOWARD

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BASED ON A CURRENT LAND SPLIT FIELD SURVEY IN MY OPINION IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DIVISION SELECTED BY THE OWNERS AND AS VIEWED BY THE MADISON COUNTY REVIEW BOARD.

PL: PROPERTY LINE R/W: RIGHT OF WAY  
C: CENTERLINE W/L: WAY LINE

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51-2000

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