

Legal Description

The following Real Property in the Township of Huntington, County of Brown, State of Ohio

PARCEL NO. 12-02-2420-0000

Situate in I. Hite's Survey No. 1686 and 1789, Huntington Township, Brown County, Ohio, and being bounded and more particularly described as follows:

BEGINNING at an iron spike on the centerline of Hickory Ridge Road, said beginning point being S 87 deg. 00' 00" E a distance of 390.03 feet from the centerline intersection of Hickory Ridge Road and State Route 763; thence from said beginning point and with the centerline of said road N 37 deg 38' 33" E a distance of 20.91 feet to an iron spike corner to Elwood Little and Ann Little; thence with the line of said Elwood Little and Ann Little S 55 deg 24' 10" E a distance of 1519.42 feet to an iron pin, corner to said Little and on the line of Orel and Gladys Ruggles; thence with the line of said Ruggles S 34 deg 40' 59" W a distance of 683.81 feet to an iron pin, corner to said Ruggles and on the line of Michael T. Thayer; thence with the line of said Thayer N 54 deg 37' 58" W a distance of 349.72 feet to an iron pin corner to said Thayer, thence with the line of said Thayer S 37 deg 26' 17" W a distance of 885.11 feet to an iron pin on the centerline of State Route 763; thence with the centerline of State Route 763 for the next seven (7) courses:

N 1 deg 35' 23" W a distance of 88.51 feet;

N 36 deg 48' 00" W a distance of 203.00 feet;

N 67 deg 38' 00" W a distance of 224.00 feet;

N 16 deg 06' 00" W a distance of 500.00 feet;

N 11 deg 09' 00" W a distance of 200.00 feet;

N 3 deg 18' 00" E a distance of 200.00 feet;

N 19 deg 11' 22" E a distance of 252.04 feet to an iron spike corner to the Hickory Ridge Cemetery; thence with the line of said cemetery for the next three (3) courses:

S 68 deg 13' 21" E a distance of 107.65 feet to an iron pin;

N 38 deg 43' 42" E a distance of 349.63 feet to an iron pin;

N 11 deg 07' 30" E a distance of 229.76 feet to an iron spike and the place of beginning;

CONTAINING 39.386 ACRES, more or less, subject to all legal highways and easements of record and being all the land conveyed to Betty J Kromer as recorded in Deed Book 113, Page 493 of the Deed Records of Brown County, Ohio.

EXCEPTING THEREFROM the following described property situated in the Township of Huntington, County of Brown in the State of Ohio:

Beginning at an iron pin at the intersection of the centerline of Hickory Ridge Road, said iron pin S 87 deg 00' E, 390.05 feet from a spike at the intersection of the centerline of Hickory Ridge Road and State Route 763, thence with the centerline of Hickory Ridge Road N 37 deg 38' 33" E, 20.91 feet to spike; thence leaving the road, with Elwood Little's line S 55 deg 24' 10" E, 121.70 feet to a post; thence leaving Little's line with a division line for the next three calls

S 18 deg 04' 33" W, 258.06 feet passing an iron pin at 0.40 feet, to an iron pin;

Thence S 37 deg 46' 43" W, 350.34 feet to an iron pin;

Thence N 64 deg 26' 21" W, 210.82 feet, passing an iron pin at 197.78 feet to a point in the centerline of State Route No. 763;

Thence with State Route 763 N 19 deg 11' 22" E, 27.05 feet to a spike and corner to Hickory Ridge Cemetery;

Thence leaving the road, with the line of the Hickory Ridge Cemetery S 68 deg 13' 21" E, 107.65 feet to an iron pin;

Thence N 38 deg 43' 42" E 349.63 feet to an iron pin;

Thence N 11 deg 07' 30" E, 229.76 feet to the place of beginning;

CONTAINING 1.618 ACRES, subject to existing easements for public road and highways and public utilities.

CONTAINING, AFTER SAID EXCEPTION, 37.768 ACRES, more or less.

Tax ID No. 120224200000

Property Address: 4004 State Route 763, Manchester, OH 45144

Prior Deed Reference: Deed from Darlene Cottle to Timothy L. Dehart and Kathy Sharp, recorded on January 14, 2010, as Instrument No. 201000000229, O.R. Book 389, Page 2424 of Brown County Records.

APPROVED FOR TRANSFER
Date 5-13-15
By [Signature]
Notary Public
Buckeye, Ohio