

# 95.5<sup>±</sup> Acres

OFFERED IN 2 TRACTS

SOUTHERN OHIO

## Real Estate & Personal Property Auction

- 60<sup>±</sup> Acres Tillable - 35<sup>±</sup> Acres Wooded
- 2 Bedroom, 2 Bath Cabin/Garage & Pole Barn
- Gorgeous, Private Setting
- Great Location



# INFORMATION BOOKLET



## Saturday, December 6

Personal Property at 11:00am | Real Estate at approximately 12:30pm



## **DISCLAIMER**

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assume no liability for the information provided.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

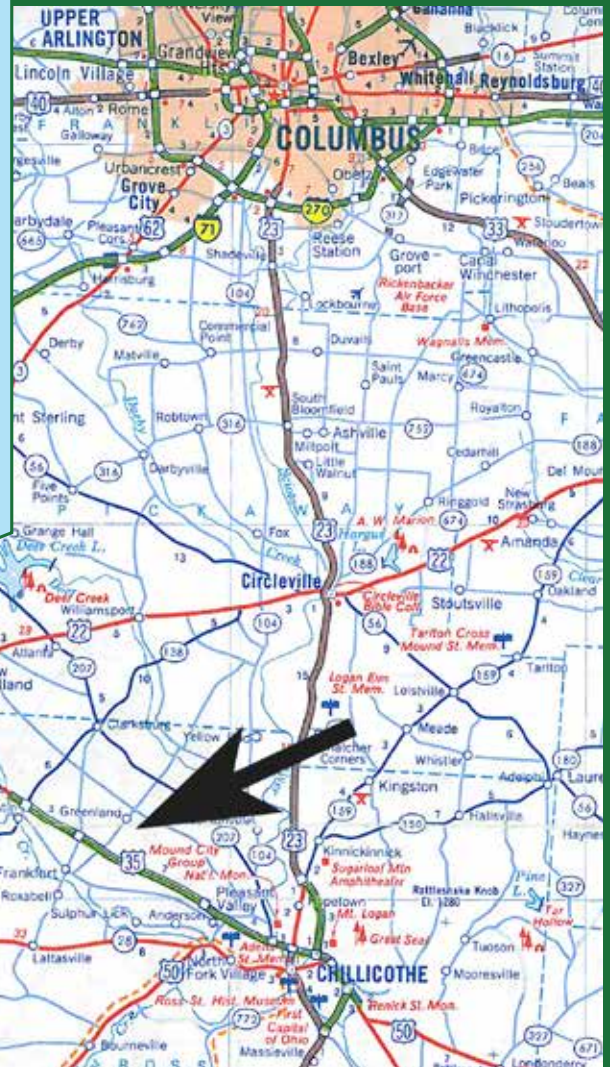
**SchraderAuction.com**





**ROSS COUNTY  
UNION TOWNSHIP**  
Adena Local School District  
*Frankfort, Ohio*

15 miles from Chillicothe, OH  
22 miles from Washington Courthouse, OH  
43 miles from Columbus, OH  
70 miles from Dayton, OH  
98 miles from Cincinnati, OH



*Inspection/  
Open House Dates:*

**Wednesday, November 12, 4-6 PM**

**Monday, November 24, 4-6 PM**

*Meet a Schrader representative  
at the cabin on Tract 1 for  
more information.*

**AUCTION MANAGERS:**

Nick Cummings 740-572-0756

Dale Evans 260-894-0458











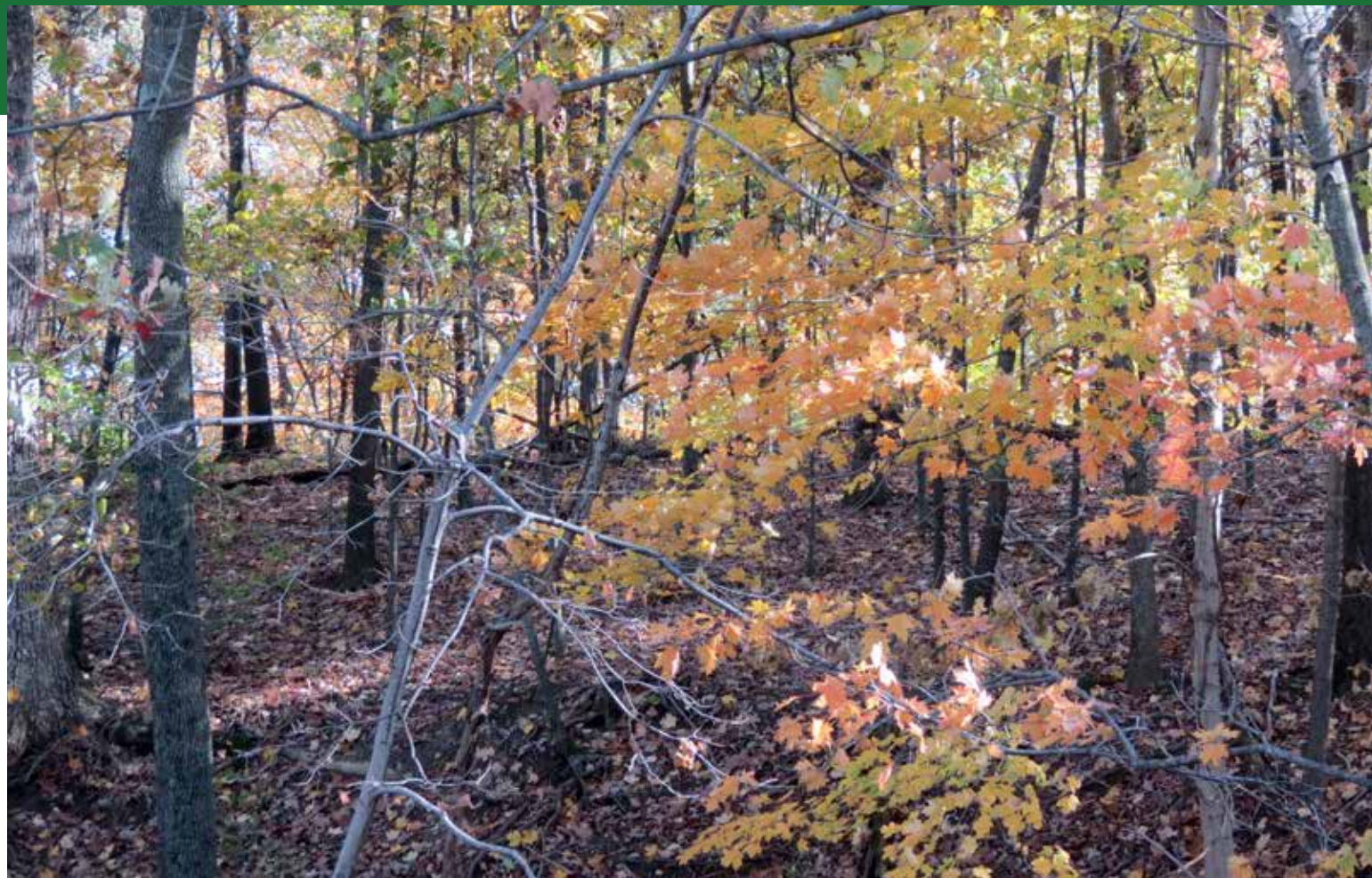














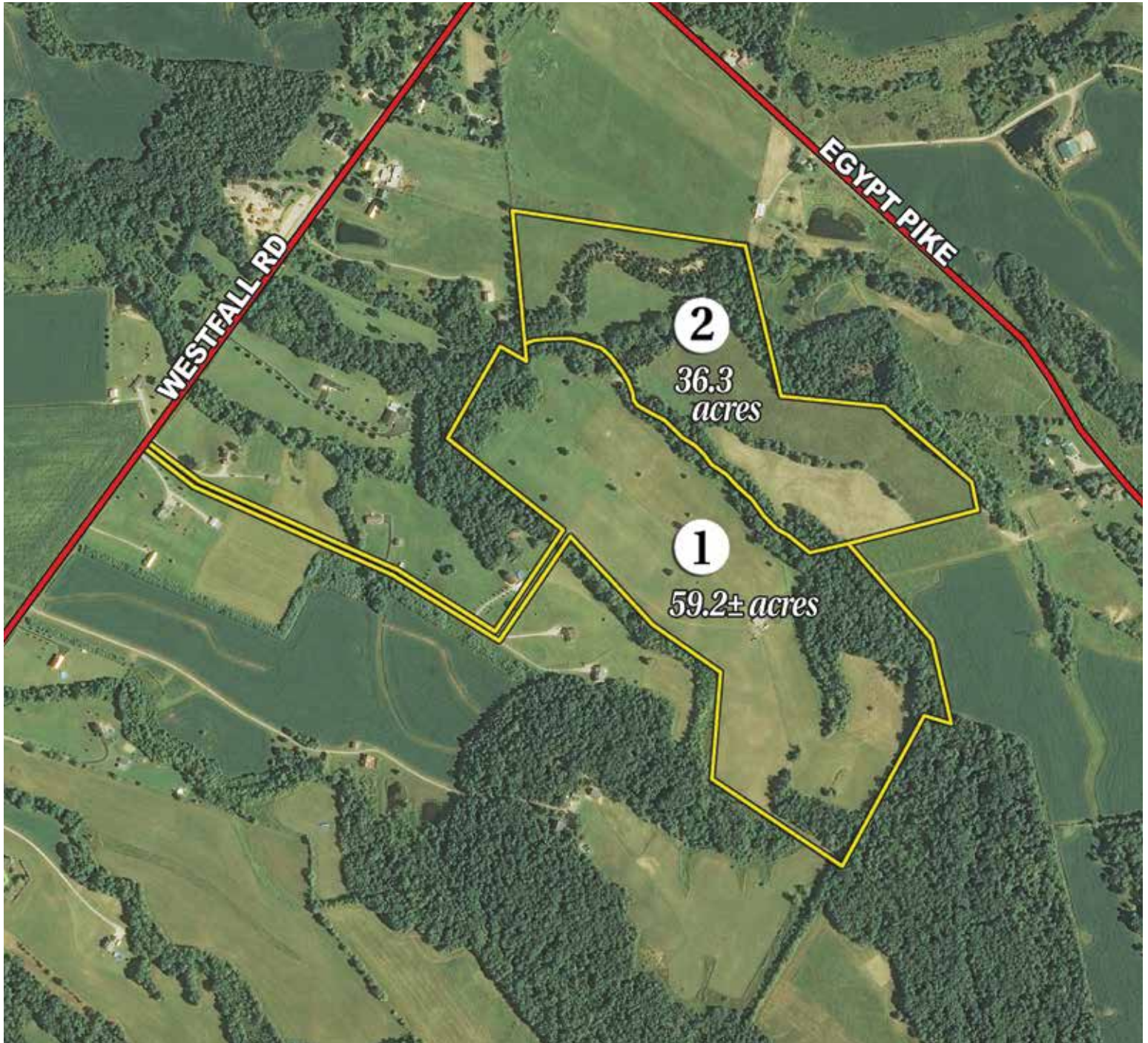


# TRACT MAP





# TRACT MAP





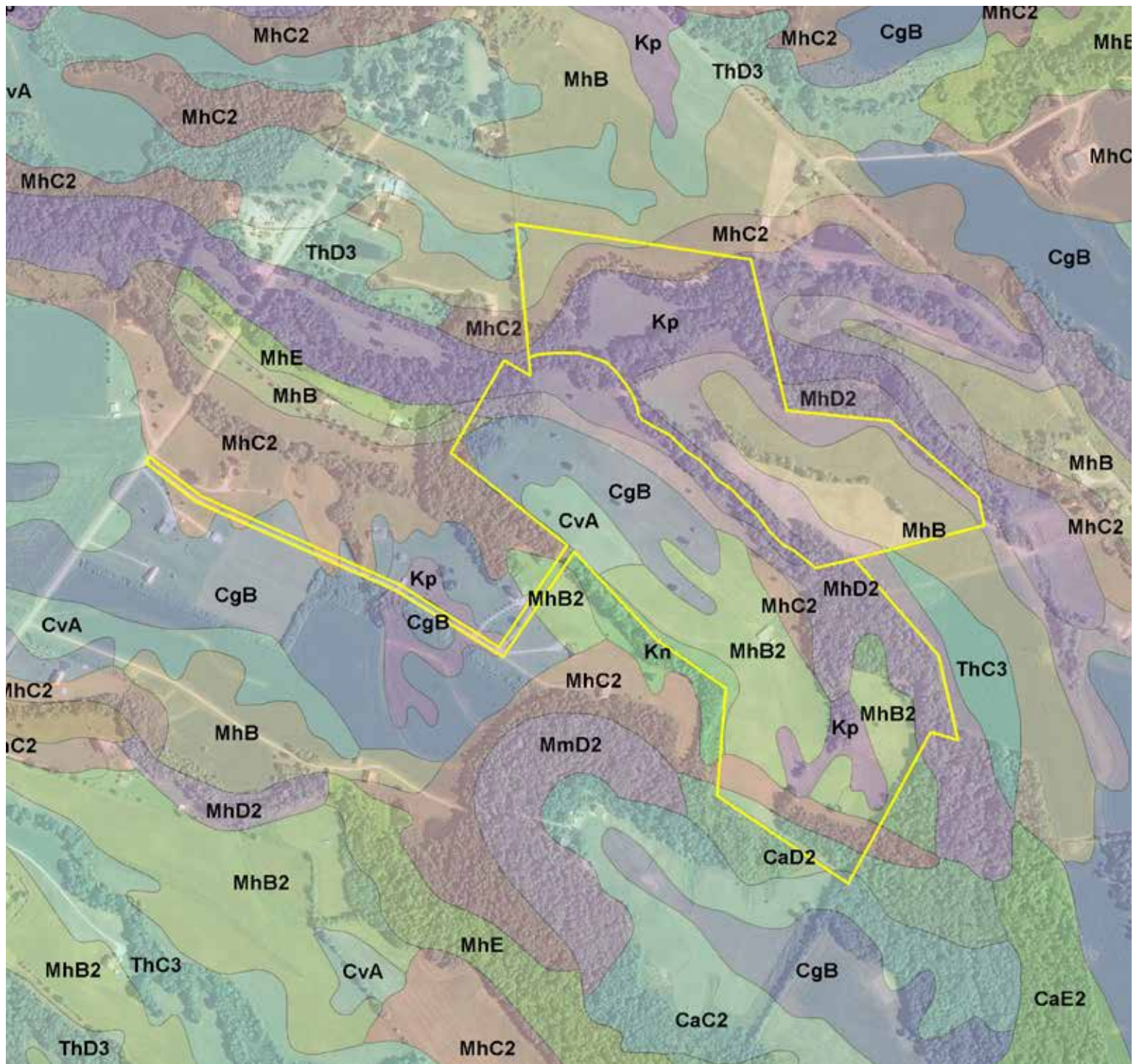


# **SURETY SOILS MAP**





# SOILS MAP







# FSA INFORMATION





# FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year : 2015

Date : Oct 27, 2014

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

State : OHIO

Farm Number : 3280

County : ROSS

Operator Name : AARON GARBER

Farms Associated with Operator : 39-141-3280

CRP contract numbers :

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
103.05	70.37	70.37	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	70.37	0.00	0.00	0.00	No	No	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.70	0.00	0.00	38	38
Corn	59.10	0.00	0.00	91	91
<b>TOTAL</b>	<b>59.80</b>	<b>0.00</b>	<b>0.00</b>		

### NOTES

State : OHIO

Farm Number : 3280

County : ROSS

Tract Number : 6870

Description : K4-3

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : AARON GARBER

Other Producers :

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
103.05	70.37	70.37	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	70.37	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.70	0.00	0.00	38	38
Corn	59.10	0.00	0.00	91	91
<b>TOTAL</b>	<b>59.80</b>	<b>0.00</b>	<b>0.00</b>		



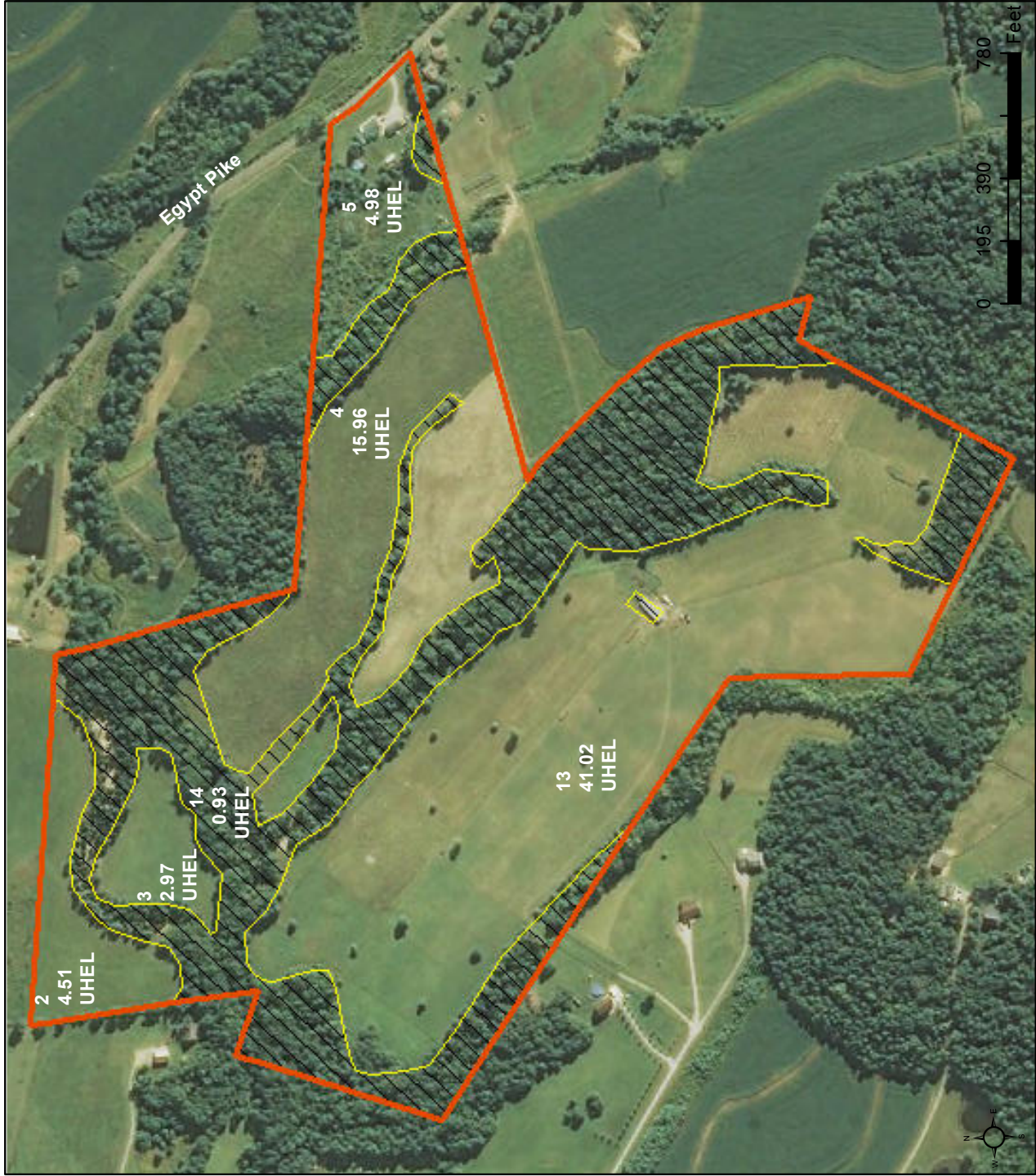


United States  
Department of  
Agriculture

Ross County, Ohio

Tract 6870

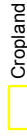
Farm 3280



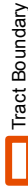
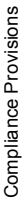
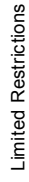
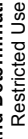
2014 Program Year

Map Created January 15, 2014

Common Land Unit



Wetland Determination Identifiers



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





# PARCEL INFORMATION





# PARCEL INFORMATION

Ross County, Ohio - Property Record Card, Page 1  
Parcel: 360910047000

GENERAL PARCEL INFORMATION	
Owner	GARBER, AARON & LISA FYRNE JTLE
Property Address	12620 WESTFALL RD
Mailing Address	12620 WESTFALL RD
Land Use/Class	FRANKFORT OH 45628
Tax District	199 - OTHER AGRICULTURAL USE (QUALIFIED FOR CAUV)
Legal Description	UNION - ADENA LSD 12620 WESTFALL RD AGR 94.841 AC 9-10-47 NS SLAGLE 6699

VALUATION	
Land Value	Assessed
Improvements Value	\$74,430.00
Total Value	\$2,180.00
CAUV Value	\$219,890.00
Taxable Value	\$147,540.00
	\$53,820.00

LAND			
Description	Acreage/FrontalEffective	Depth	Depth Factor Actual Value

SALES			
Sale Number	Sale Date	Sale Price	Buyer
267	3/25/2014	300000	GARBER, AARON & LISA
0000000	1/18/2000	125000	POPE, WILLIAM F &



AGRICULTURAL	
Limited to 8 items. For complete list, see the Land tab in the property pages.	
Soil Code	Acreage
012	0.003
013	0.333
017	8.805
026	3.133
058	0.725
060	8.287
078	10.326
079	15.858

TAX	
Gross Charge	\$3,283.02
Reduction Factor	(\$1,001.24)
10% Rollback	(\$228.18)
2.5% Homestead Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$2,053.60



PARCEL INFORMATION

Ross County, Ohio - Property Record Card, Page 2  
Parcel: 360910047000  
Card: 0

GENERAL PARCEL INFORMATION	
Owner	GARBER, AARON & LISA FYRNE JTLE
Property Address	12620 WESTFALL RD
Mailing Address	12620 WESTFALL RD
Land Use/Class	FRANKFORT OH 45628
Tax District	199 - OTHER AGRICULTURAL USE (QUALIFIED FOR CAUV)
Legal Description	UNION - ADENA LSD
	12620 WESTFALL RD AGR 94.841 AC 9-10-47 NS SLAGLE 6699

SKETCH

A sketch is unavailable for this parcel.

VALUATION	
Land Value	Assessed \$212,660.00
Improvements Value	\$74,430.00
Total Value	\$2,180.00
CAUV Value	\$76,610.00
Taxable Value	\$51,640.00
	\$53,820.00

IMPROVEMENTS	
Building Type	SHB
POLE	POLE24X80
Area	1920
Rate	575
Grade	D
Year Built	2001
Value	\$5,230.00

RESIDENTIAL	
Year Built	0
Number of Stories	0
Total Living Area	0
Total Rooms:	0
Total Bedrooms	0
Total Baths	0
Total Family Rooms	0

RESIDENTIAL DETAIL	
Basement	0/0
Area (F/Un)	0
Value	\$0.00
Plaster/Drywall	0
Paneling	0
Fiberboard	0
Unfinished	0
Wood Joist	0
Fire-Resist	0
Fire-Proof	0
Hardwood	0
Pine	0
Carpet	0
Concrete	0
Tile/Linoleum	0
Rooms	0
Bedrooms	0
Family Rooms	0
Dining Rooms	0
Insulation	0
Central Air	0
Heat Pump	0
Central Heat	0
Plumbing	0
Partial Upper FI	0
Full Upper FI	0
Attic	0/0
	\$0.00



Ross County, Ohio - Property Record Card, Page 1  
Parcel: 060816091000

GENERAL PARCEL INFORMATION

Owner  
Property Address  
Mailing Address  
Land Use/Class  
Tax District  
Legal Description

GARBER, AARON & LISA FYRNE JTLE  
WESTFALL RD  
12620 WESTFALL RD  
FRANKFORT OH 45628  
100 - AGRICULTURAL VACANT LAND  
CONCORD - ADENA LSD  
WESTFALL RD AGR 682 AC 8-16-91 NS SLAGLE 6699

VALUATION

	Appraised	Assessed
Land Value	\$1,430.00	\$500.00
Improvements Value	\$0.00	\$0.00
Total Value	\$1,430.00	\$500.00
CAUV Value	\$1,170.00	\$410.00
Taxable Value		\$410.00

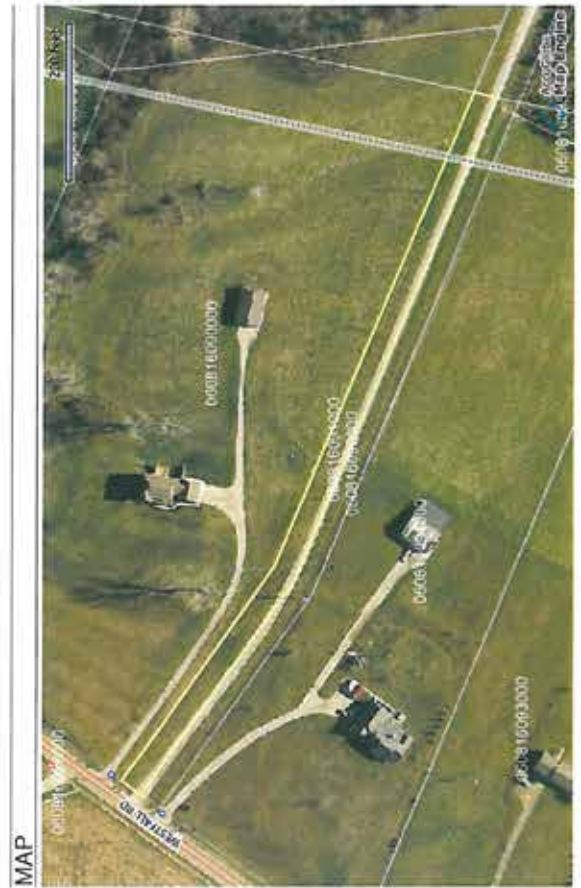
LAND

Description	Acreage/Frontage/Effective	Depth	Depth Factor	Actual Value
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AGRICULTURAL

Soil Code	Acreage
017	0.259
026	0.008
080	0.413

Limited to 8 items. For complete list, see the Land tab in the property pages.



SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
267	3/25/2014	300000	2/P	GARBER, AARON & LISA
0000000	1/18/2000	125000		POPE, WILLIAM F &

TAX

Gross Charge	\$23.66
Reduction Factor	(\$7.10)
10% Rollback	(\$1.66)
2.5% Homestead Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$14.90



Ross County, Ohio - Property Record Card, Page 2  
Parcel: 060816091000  
Card: 0

GENERAL PARCEL INFORMATION	
Owner	GARBER, AARON & LISA FYRNE JTLE
Property Address	WESTFALL RD
Mailing Address	12620 WESTFALL RD
Land Use/Class	FRANKFORT OH 45628
Tax District	100 - AGRICULTURAL VACANT LAND
Legal Description	CONCORD - ADENA LSD WESTFALL RD AGR .682 AC 8-16-91 NS SLAGLE 6699

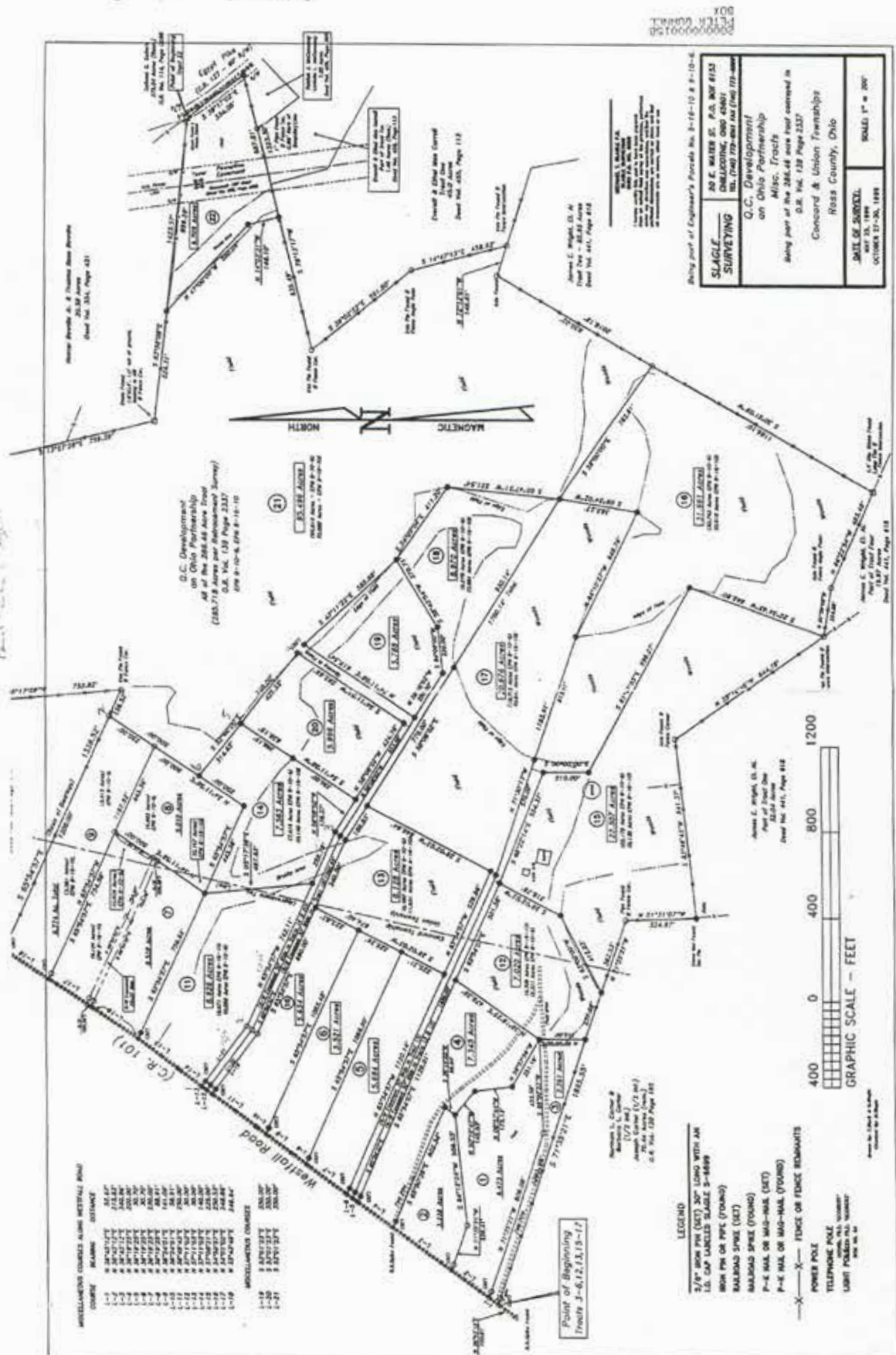
VALUATION	
Land Value	Assessed \$1,430.00 \$500.00
Improvements Value	\$0.00 \$0.00
Total Value	\$1,430.00 \$500.00
CAUV Value	\$1,170.00
Taxable Value	\$410.00

IMPROVEMENTS	
Building Type	SHB
Area	
Rate	
Grade	
Year Built	
Value	
RESIDENTIAL	
Year Built	0
Number of Stories	
Total Living Area	0
Total Rooms:	0
Total Bedrooms	0
Total Baths	0
Total Family Rooms	0

RESIDENTIAL DETAIL	
Basement	0/0
Area (F/Un)	0
Value	\$0.00
Plaster/Drywall	0
Paneling	0
Fiberboard	0
Unfinished	0
Wood Joist	0
Fire-Resist	0
Fire-Proof	0
Hardwood	0
Pine	0
Carpet	0
Concrete	0
Tile/Linoleum	0
Rooms	0
Bedrooms	0
Family Rooms	0
Dining Rooms	0
Insulation	0
Central Air	0
Heat Pump	0
Central Heat	0
Plumbing	0
Attic	0/0
Value	\$0.00
Full Upper Fl	0
Partial Upper Fl	0
First Fl	0
Value	\$0.00



Instrument 20000000158 OR  
Volume Page 150 2160







# CERTIFICATE OF TITLE





# CERTIFICATE OF TITLE

Requested By: hwt 11/05/2014

22  
2  
B8 JH

## GENERAL WARRANTY DEED

Q.C. Development, an Ohio general partnership, for valuable consideration paid, grants with general warranty covenants to William F. Pope and Kristy S. Pope, for their joint lives, remainder to the survivor of them, whose tax mailing address is the following **REAL PROPERTY**:

Situated in the County of Ross, in the State of Ohio, and in the Townships of Concord and Union, and bounded and described as follows: Being Tract Twenty-one, Westfall Road, 95.496 acres more fully described in the attached Exhibit A.

## RESTRICTIONS

The following reservations, covenants and restrictions shall run with the land and shall be binding upon all parties and persons claiming title to the lots herein described. These reservations, covenants and restrictions are intended for the benefit of all owners of the property originally contained in the land conveyed to Q.C. Development (Ross County Official Records, Vol. 139, Page 2337), all of whom shall have the right to enforce restrictions which shall be binding on the heirs and assigns of the parties hereto.

## USE

1. Lots are intended for the quiet enjoyment of each owner.
2. Each and every lot shall be used for residential purposes or agricultural purposes.
3. Each lot owner shall be responsible for keeping said animals within the lot area.
4. Licensed and unlicensed vehicles, recreational vehicles, boats, lawn mowers and tractors shall be stored under roof in each lot in the subdivision.
5. No owner shall further subdivide the lot except transfers to adjacent land owners are permitted so long as there is no creation of a new separate lot.
6. No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood and this shall include but not be limited to no livestock confinements as defined by the United States Department of Agriculture.

## BUILDING REQUIREMENTS

1. Only one residence shall be constructed on each lot.
2. No residence shall be less than 1,450 sq. ft., excluding basement, garage and porches.
3. Mobile homes or double-wide trailers are not permitted on any lot.
4. Garages (attached or detached) shall be a minimum of 450 sq. ft. and shall be constructed of as like design as the residence on the same lot.
5. There shall be a minimum of 2" in limestone topping for non-paved driveway.

## REGULATIONS

1. Each owner shall obtain the approval of the Ross County Board of Health for the installation or alteration of any sewage system.
2. All structures shall conform to any building setback lines shown on the recorded plat or established by the Ross County Planning Commission. The width of any side yard shall not be less than ten (10) feet.
3. No lot owner shall alter the drainage ditches or easements as established in the recorded plat.

Instrument Volume Page  
200000000643 OR 151 1177

Joseph Klen

2000-158



# CERTIFICATE OF TITLE

Requested By: hwt 11/05/2014

4. Each lot owner shall be responsible for mowing any road easement at the front of the lot until the street is dedicated.

## ENFORCEMENT

In the event of a violation of any covenants or restrictions herein, it shall be lawful for the owner of any of the lots divided from the land originally owned by Q.C. Development (Ross County Official Records Vol. 139, Page 2337) to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of such covenants or restrictions, and either to prevent such violations or to recover damages for such violations.

## SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

This transfer is subject to the\*Declaration of Private Access Easement recorded at Vol. 150, Page 2153, Ross County Official Records, a Maintenance Agreement recorded at Vol. 150, Page 2161, Ross County Official Records, and a Reciprocal Easement Agreement recorded at Vol. 150, Page 2185, Ross County Official Records.

Auditor's Parcel No.: pt. of 8-16-10 and pt. of 9-10-6  
Address of Property: Westfall Rd., Frankfort, Ohio 45628

Prior Instrument Reference: Volume 139, Page 2337 of the Official Records of Ross County, Ohio.

Witness their hands this 13<sup>th</sup> day of January, 2000.

Signed and acknowledged  
in the presence of:

QC DEVELOPMENT, an Ohio  
General Partnership

Sue A. Sexton  
Sue A. Sexton

Deborah S. Core  
Deborah S. Core

Michelle Cunningham  
Michelle Cunningham

Peter D. Quance  
Peter D. Quance

STATE OF OHIO,  
COUNTY OF HIGHLAND, SS:

BE IT REMEMBERED, that on this 13<sup>th</sup> day of January, 2000, before me, the subscriber, a notary public in and for said state, personally came Peter D. Quance and Deborah S. Core, being all of the partners of QC Development, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed personally and in behalf of the partnership.

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



Sue A. Sexton

Sue A. Sexton  
NOTARY PUBLIC - STATE OF OHIO  
My commission expires Feb. 27, 2001

This document prepared by:

SMITH & QUANCE  
Attorneys at Law  
344 Jefferson Street  
Greenfield, OH 45123

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# CERTIFICATE OF TITLE



## TITLE SEARCH REPORT

November 13, 2014

**RE: File #2-4521**  
**Property Address: 12620 Westfall Road, Frankfort, OH 45628**  
**Owner(s) of Record: Aaron Garber and Lisa Fyrne Garber**

A full marketable title search of the record title in the Ross County Records for the real property described in Exhibit A has been made from 12/3/1962 and continuing through the effective date of 11/04/2014, at 7:00 a.m., and the Company finds the following matters of record:

### **Title is currently vested in the name of:**

Aaron Garber and Lisa Fyrne Garber

Source of Title: General Warranty Deed, recorded 03/25/2014 in OR Vol. 455, Page 2283 of the Ross County, Ohio records

### **Mortgages, Liens, & Encumbrances of record:**

1. No examination has been made of the PACER index of the United States Bankruptcy Court.
2. No examination has been made for any unpaid sewer or water services nor for any unpaid homeowners association dues that either of which could result in an assessment or lien.
3. Subject to liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the Ross County Common Pleas Clerk, if any.
4. This report does not provide any coverage as to taxes and/or assessments not yet certified for the year 2013 and thereafter, plus any penalties and interest which may accrue. Taxes for 2014 are undetermined and are not yet due and payable, but are a lien nonetheless.

#### **The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 06-0816091.000 are as follows for the tax year 2013:**

Taxes for the first half of 2013, due February 14, 2014 are paid.

Taxes for the second half of 2013, due July 11, 2014 are paid.

Assessed Valuations:	Land: \$500.00	Impr.: \$0.00	Total: \$500.00
Semi-annual Taxes:	\$7.45		
Semi-annual Assessments:	\$0.00		
Homestead Reduction:	No		
CAUV:	Yes		

#### **The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 36-0910047.000 are as follows for the tax year 2013:**

Taxes for the first half of 2013, due February 14, 2014 are paid.



# CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.  
Title Search Report  
12620 Westfall Road, Frankfort, OH 45628

Taxes for the second half of 2013, due July 11, 2014 are paid.

Assessed Valuations:	Land: \$74,430.00	Impr.: \$2,180.00	Total: \$76,610.00
Semi-annual Taxes:	\$1,026.80		
Semi-annual Assessments:	\$0.00		
Homestead Reduction:	No		
CAUV:	Yes		

5. Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied.
6. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.
7. Subject to the rights of the public and others entitled thereto in and to the use of that portion of subject property within the bounds of any public roads and highways.
8. Reservation of Right of Way contained in Deed recorded in OR Vol. 455, Page 2283 of the Ross County records.
9. Subject to the rights of others to use, as well as the terms and conditions of the ingress/egress easement, of record in Declaration of Private Access Easement, recorded in OR Vol. 150, Page 2153 and in OR Vol. 150, Page 2173. We have made no search of the easement parcel.
10. All matters recorded prior in time to the ingress/egress easement described on Schedule A, including but not limited to, taxes and pre-recorded encumbrances.
11. Maintenance Agreement, recorded in OR Vol. 150, Page 2161 and OR Vol. 150, Page 2179 of the Ross County records.
12. Costs of maintenance of a Private Access Easement, as set forth in OR Vol. 150, Page 2153 and in OR Vol. 150, Page 2161 of the Ross County records.
13. Reciprocal Easement Agreement, recorded in OR Vol. 150, Page 2185 of the Ross County records.
14. Easement(s) granted unto South Central Power Company recorded in OR Vol. 458, Page 906 of the Ross County records.
15. Easement(s) granted unto South Central Power Company recorded in OR Vol. 162, Page 104 of the Ross County records.



# CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.  
Title Search Report  
12620 Westfall Road, Frankfort, OH 45628

16. Easement(s) granted unto the Ross County Water Company, Inc. recorded in OR Vol. 161, Page 2639 of the Ross County records.
17. Easement(s) granted unto the Ross County Water Company, Inc. recorded in Deed Vol. 449, Page 825 of the Ross County records.
18. Easement(s) granted unto the Ross County Water Company, Inc. recorded in Deed Vol. 445, Page 384 of the Ross County records.
19. Easement(s) granted unto South Central Power Company recorded in Deed Vol. 445, Page 246 of the Ross County records.
20. Easement(s) granted unto The Cincinnati Gas & Electric Company, recorded in Deed Vol. 352, Page 660 of the Ross County records.
21. Covenants, Conditions and Restrictions, and all other matters, recorded in OR Vol. 151, Page 1177 of the Ross County records. (COPY OF SAID RESTRICTIONS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.)

Please be advised that due to RESPA and liability concerns, this product is separate and apart from any existing or future title insurance commitment on the same property. This report does not guarantee the insurability, transferability, or accuracy of the legal description. It does not cover all items of record, including potential covenants, conditions, restrictions, easements or reservations affecting the property. It does not cover any interest other than fee simple interests, and it should not be construed as a report on the status of ownership of any mineral rights. The information contained herein is to be used for reference purposes only and is not to be relied on as a title insurance policy. Accordingly, said information is furnished at a reduced rate, and our liability shall in no event exceed that amount paid for said information.

If you desire a title insurance policy, please submit a written request and if the title is insurable, we will issue you a title insurance commitment with proper requirements needed to insure it. In addition, please advise us if you desire additional information regarding items contained herein or for items not included in this report. Thank you.

Sincerely,



Jennifer Kohler



# CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.  
Title Search Report  
12620 Westfall Road, Frankfort, OH 45628

## EXHIBIT "A"

Situated in the Townships of Concord and Union, County of Ross, State of Ohio, being part of the 286.46 acre tract conveyed to Q.C. Development, an Ohio Partnership (O.R. Vol. 139 Page 2337 Ross County Deed Records), bounded and described as follows:

Beginning for reference at a railroad spike found in the center of Westfall Road (County Road No. 101) at the northwest corner of the tract of which this is a part and being the southwest corner of the 11.36 acre tract conveyed to Michael E. and Jo Ellen Wright (Deed Vol. 420 Page 481);

thence along the center of Westfall Road the following (5) courses,

1. S. 33 deg. 43' 48" W. 249.64 ft. to a Mag-Nail set,
2. S. 34 deg. 01' 02" W. 249.86 ft. to a Mag-Nail set,
3. S. 34 deg. 50' 57" W. 250.52 ft. to a Mag-Nail set,
4. S. 37 deg. 08' 21" W. 225.00 ft. to a Mag-Nail set and
5. S. 37 deg. 11' 03" W. 140.00 ft. to a Mag-Nail set and being **the actual point of beginning** of the tract herein described;

thence with new lines through the tract of which this is a part the following (6) courses,

1. S. 53 deg. 01' 23" E. 350.00 ft. to an iron pin set, passing an iron pin set at 30.00 ft.,
2. S. 65 deg. 54' 57" E. 1001.90 ft. to an iron pin set, passing an iron pin set at 742.11 ft.,
3. S. 58 deg. 08' 02" E. 603.13 ft. to an iron pin set, passing an iron pin set at 178.37 ft.,
4. N. 34 deg. 11' 58" E. 592.66 ft. to an iron pin set,
5. N. 52 deg. 00' 00" W. 740.00 ft. to an iron pin set, passing an iron pin set at 425.35 ft. and
6. N. 34 deg. 11' 58" E. 500.00 ft. to an iron pin set in the south line of Wright's 11.36 acre tract, passing an iron pin set at 250.00 ft.;

thence with the south and east lines of Wright's tract and with a portion of the east line of the 5.641 acre tract conveyed to Neil and Vicki K. Parker (Deed Vol. 450 Page 70) the following (2) courses,

1. S. 65 deg. 54' 57" E. 136.52 ft. to an iron pin found at a fence corner and
2. N. 05 deg. 17' 28" W. 753.82 ft. to an iron pin found at a fence corner at the southwest corner of the 39.75 acre tract conveyed to Paul and Ruth Ann Kingery (Deed Vol. 363 Page 603);

thence with the south line of Kingery's 39.75 acre tract, S. 81 deg. 33' 55" E. 1164.25 ft. to a stone found in the west line of the 20.38 acre tract conveyed to Homer, Jr. and Thelma Rose Bowdle (Deed Vol. 334 Page 431);

thence with the west and south lines of Bowdle's 20.38 acre tract the following (2) courses,

1. S. 13 deg. 27' 28" E. 759.39 ft. to a stone found at a fence corner and
2. S. 83 deg. 58' 08" E. 524.31 ft. to an iron pin set;

thence with new lines through the tract of which this is a part the following (2) courses,

1. S. 47 deg. 00' 00" E. 550.04 ft. to an iron pin set and
2. S. 14 deg. 03' 31" E. 146.10 ft. to an iron pin set in the north line of the 45 acre Tract One conveyed



# CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.  
Title Search Report  
12620 Westfall Road, Frankfort, OH 45628

to Everett and Ethel Mae Carroll (Deed Vol. 455 Page 113);

thence with the north and west lines of Carroll's 45 acre Tract One the following (3) courses,

1. S. 76 deg. 13' 17" W. 635.49 ft. to an iron pin found at a fence corner,
2. S. 39 deg. 02' 32" E. 591.80 ft. to an iron pin found at a fence angle point and
3. S. 14 deg. 47' 13" E. 458.62 ft. to an iron pin found in a fence in the north line of the 85.95 acre Tract Two conveyed to James E. Wright, et al (Deed Vol. 441 Page 618);

thence with the north and west lines of Wright's 85.95 acre Tract Two the following (2) courses,

1. N. 72 deg. 12' 01" W. 146.81 ft. to an axle found at a fence corner and
2. S. 30 deg. 21' 09" W. 830.02 ft. to an iron pin set;

thence with new lines through the tract of which this is a part the following (8) courses,

1. N. 56 deg. 00' 00" W. 762.61 ft. to an iron pin set,
2. N. 05 deg. 47' 51" E. 521.54 ft. to an iron pin set,
3. N. 54 deg. 20' 04" W. 411.20 ft. to an iron pin set,
4. N. 43 deg. 11' 22" W. 585.88 ft. to an iron pin set,
5. S. 34 deg. 11' 58" W. 617.34 ft. to an iron pin set,
6. N. 58 deg. 08' 02" W. 655.56 ft. to an iron pin set,
7. N. 65 deg. 54' 57" W. 1000.95 ft. to an iron pin set and
8. N. 53 deg. 01' 23" W. 350.00 ft. to a Mag-Nail set in the center of Westfall Road, passing an iron pin set at 320.00 ft.;

thence along the center of Westfall Road, N. 37 deg. 11' 03" E. 30.00 ft. to the **actual point of beginning**, containing **95.496 acres**, subject to all easements and rights-of-way of record pertinent to this tract.

**The grantors herein reserve** unto themselves, their heirs and assigns a Right-of-Way easement over a portion of the above described 95.496 acre tract for the purpose of ingress and egress and for the purpose of installing and maintaining utility lines either above or below ground from Westfall Road to a 7.563 acre tract and a 5.996 acre tract also surveyed this date by this surveyor, said R/W easement being 30.00 ft. in width and further described as follows:

Beginning for reference at a railroad spike found in the center of Westfall Road (County Road No. 101) at the northwest corner of the tract of which this is a part and being the southwest corner of the 11.36 acre tract conveyed to Michael E. and Jo Ellen Wright (Deed Vol. 420 Page 481);

thence along the center of Westfall Road the following (5) courses,

1. S. 33 deg. 43' 48" W. 249.64 ft. to a Mag-Nail set,
2. S. 34 deg. 01' 02" W. 249.86 ft. to a Mag-Nail set,
3. S. 34 deg. 50' 57" W. 250.52 ft. to a Mag-Nail set,
4. S. 37 deg. 08' 21" W. 225.00 ft. to a Mag-Nail set and
5. S. 37 deg. 11' 03" W. 140.00 ft. to a Mag-Nail set and being **the actual point of beginning of the herein reserved R/W easement**;



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thence with lines of said 95.499 acre tract the following (3) courses,

1. S. 53 deg. 01' 23" E. 350.00 ft. to an iron pin set, passing an iron pin set at 30.00 ft. and
2. S. 65 deg. 54' 57" E. 1001.90 ft. to an iron pin set and
3. S. 58 deg. 08' 02" E. 603.13 ft. to an iron pin set at the southeast corner of said 5.996 acre tract, passing an iron pin set at 178.37 ft.;

thence with a line through the 95.496 acre tract of which this is a part, S. 34 deg. 11' 58" W. 30.02 ft. to a point;

thence continuing with lines of said 95.499 acre tract the following (3) courses,

1. N. 58 deg. 08' 02" W. 605.63 ft. to an iron pin set,
2. N. 65 deg. 54' 57" W. 1000.95 ft. to an iron pin set and
3. N. 53 deg. 01' 23" W. 350.00 ft. to a Mag-Nail set in the center of Westfall Road, passing an iron pin set at 320.00 ft.;

thence along the center of Westfall Road, N. 37 deg. 11' 03" E. 30.00 ft. to **the point of beginning** and being the herein reserved R/W easement in its entirety.

The above described 95.496 acre tract contains 0.682 acres in Concord Township and 94.814 acres in Union Township.

This legal description is based on field surveys performed May 25, 1999 and October 27, 1999 under the direction and supervision of Michael T. Slagle, Ohio Professional Surveyor No. 6699.

The magnetic bearings in this legal description are based on the north line of the tract of which this is a part (Reference Bearing - S. 65 deg. 54' 57" E.) and are used solely for the purpose of denoting angles.

All iron pins set by this surveyor are 5/8 inch diameter, 30 inches long with an identification cap labeled Slagle, S-6699.

Being part (0.682) acres of Engineer's Parcel No. 8-16-10 and part (94.814 acres) of Engineer's Parcel No. 9-10-6.

*Together with the rights and benefits described in the 30 ft. wide ingress/egress easement recorded in OR Vol. 150, Page 2153 of the Ross County records.*





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