

CHAMPAIGN CO., OH
TRANSFERRED

MAY 19 2000

By BONNIE M. WARMAN, AUDITOR
P. Kite Deputy

This Conveyance has been examined and
the Grantor has complied with Section
319.202 of the Revised Code.

FEE \$ 48.40

EXEMPT _____

CONVEYANCE 02-342

BONNIE M. WARMAN
Champaign, Co. Auditor

General Warranty Deed

(Statutory Form O.R.C. 5302.05)

THOMAS S. PETERS, UNMARRIED, for valuable consideration paid, grants, with general warranty, covenants, to LARRY L. GORDON and LINDA A. GORDON, HUSBAND AND WIFE, for their joint lives, remainder to the survivor of them, whose tax mailing address is 700 West Eva Circle, Springfield, Ohio 45504, the following real property:

Being situate in the State of Ohio, County of Champaign, Township of Union and being a part of Virginia Military Survey 6195, and being more particularly described as follows:

Being for reference at a PK nail found at the intersection of the centerline of Talbot Road (Township Highway 169) and State Route 161 from which another PK nail found bears S. 0 degrees 17'13" E. 1.29' (feet);

thence with the centerline of State Route 161 the following 4 courses:

- (1) N. 62 degrees 40'22" E. 171.04' (feet) to a point at Centerline Station 79 + 09.78;
- (2) with a curve to the right having a radius of 8594.42' (feet), an arc distance of 401.27' (feet) to a point at Centerline Station 83 + 11.04, the chord of which bears N. 63 degrees 39'25" E. 401.23' (feet);
- (3) N. 64 degrees 58'13" E. 231.62' (feet) to a railroad spike found at Centerline Station 85 + 42.55
- (4) with a curve to the right having a radius of 2291.83' (feet), an arc distance of 525.31' (feet) to a Mag Nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, the chord of which bears N. 71 degrees 32'38" E. 524.16' (feet);

thence N. 14 degrees 40'08" W. 272.64' (feet) to a wood corner post, passing for reference an iron bar set on the right of way line of State Route 161 at 30.04' (feet) and also passing for reference an iron bar set at 267.64' (feet);

thence N. 1 degree 04'01" W. 909.69' (feet) to an iron bar set;

thence N. 86 degrees 34'41" E. 749.30' (feet) to an iron bar set on the West line of a 172.984 acre tract conveyed to Carl W. Moody by deed recorded in Official Record 143, Page 665 of the Champaign County Records;

thence with the West line of said Moody's tract, S. 0 degrees 09'02" W. 1139.60' (feet) to a Mag Nail set on the aforementioned centerline of State Route 161, passing for reference an iron bar set on the right of way line of State Route 161 at 1109.40' (feet);

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Certified

Vol. 304 Pg. 334-336
Date Oct. 20, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio

By Robin K. Edwards
Deputy

Exhibit

B

Prior Instrument Reference: Volume 203, Page 758

Witness his hand this 19th day of May, 2000.

Susan Flora
SUSAN FLORA

Thomas S. Peters
THOMAS S. PETERS

Brett A. Gilbert
BRETT A. GILBERT

State of OHIO, CHAMPAIGN County, SS.

On this 19th day of May, A.D. 2000, before me, a Notary Public in and for said County, personally came THOMAS S. PETERS, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

[Signature]
Notary Public

This instrument prepared by:
HARLEY A. DAVIDSON, ATTORNEY AT LAW
117 WEST COURT STREET, URBANA, OHIO 43078



BRETT A. GILBERT, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

200000003161
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
On 05-19-2000 At 04:04 pm.
WARNTY DEED 18.00
OR Book 304 Page 334 - 336

VOL. 304 PAGE 335

Warranty Deed

TO _____

Transferred _____, 19____

County Auditor _____

200000003161
BRETT GILBERT
BOX
Law Offices
WAGNER, MAURICE, DAVIDSON
& GILBERT CO., L.P.A.
117 WEST COURT STREET
URBANA, OHIO
43078

Requested by file 10/20/2009

**ATTACHMENT TO WARRANTY DEED
(LEGAL DESCRIPTION CONTINUED)**

thence with the centerline of State Route 161 the following 3 courses:

(1) with a curve to the right having a radius of 9037.39' (feet), an arc distance of 173.83' (feet) to a railroad spike found, the chord of which bears S. 84 degrees 05'34" W. 173.83' (feet);

(2) S. 84 degrees 38'39" W. 228.81' (feet) to a railroad spike found;

(3) with a curve to the left having a radius of 2291.83' (feet), an arc distance of 261.36' (feet) to the place of beginning, the chord of which bears S. 81 degrees 22'38" W. 261.22' (feet).

Containing 19.331 ACRES, 0.488 ACRE of which is within the road right of way, but being subject to the rights of all legal highways and all easements of record.

Being a part of the same premises conveyed to THOMAS PETERS by deed recorded in Official Record 263, Page 758, Tract 2, of the Champaign County Records. *Out of J.35-10 (10-41-00) 042-00*

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, April 26, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS P.S. 4792, P.S. 7574". The basis of bearings for the herein described tract is the centerline of Talbot Road per an assumed bearing of N. 0 degrees 50'12" W.

Champaign County Property Record Card

Parcel: J35-10-00-41-00-042-01
Card: 1

GENERAL PARCEL INFORMATION

Property Address 7400 ST RTE 161
 Owner GORDON LARRY L & LINDA A J&S
 Owner Address 7400 ST RTE 161
 MECHANICSBURG OH 43044
 Tax Address GORDON LARRY L &
 7400 ST RTE 161
 MECHANICSBURG OH 43044
 Land Use 111 - CAUV CASH GRAIN
 Legal Description RTS 00-00-00 __ 6195 RUFFIN

VALUATION

	Appraised	Assessed
Land Value	\$69,330.00	\$24,270.00
Improvements Value	\$222,010.00	\$77,700.00
CAUV Value	\$28,540.00	\$9,990.00
Total Value	\$291,340.00	\$87,690.00
Taxable Value		\$87,690.00

LAND

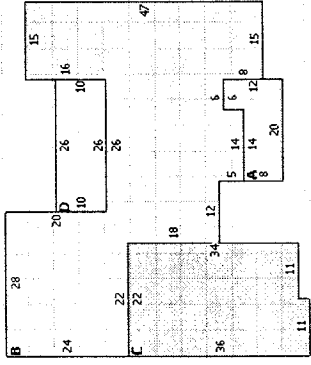
Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
A2 - Tillable	18.331	0	0	100	51330

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C-	AG	0.076	30
A2 - Tillable	C-	CNA	2.444	900
A2 - Tillable	C-	MLC	1.004	320
A2 - Tillable	C-	CNB	1.145	410
A2 - Tillable	C-	BSA	13.662	8880

Scale: 5ft.

A	PR1	184 sqft
B	1 Fr/B	2135 sqft
C	Fr RA1	770 sqft
D	ST1	260 sqft



TAX

	1st Half	2nd Half
Charge:	\$2,411.18	\$2,411.18
Credit:	(\$527.50)	(\$527.50)
Rollback:	(\$188.37)	(\$188.37)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$2,939.02	(\$2,939.02)
Net Paid:	\$0.00	\$0.00
Net Due:	\$0.00	\$0.00

RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
RANCH	2002	1	2133	2133	0	0	8	4	1
Full Baths	3								
Half Baths	0								
Basement									
Heating									
Cooling									
Exterior Wall									
Attic									
Number of Fireplace Openings									
Number of Fireplace Stacks									

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Open Frame	184	2002	\$4,020.00
RA1 - Garage Attached	770	2002	\$14,160.00
ST1 - Masonry	260	2002	\$2,820.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Garage FR or CB	2002	50x30	1500	\$22,030.00

SALES

Date	Buyer	Seller	Price
5/19/2000	GORDON LARRY L & LINDA		49327

COMMERCIAL

Scale: 5ft

- PR1**
184 sqft
- 1 s Fr/B**
2133 sqft
- Fr RA1**
770 sqft
- ST1**
260 sqft

