

Know all Men by these Presents

That **KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife, and MARTHA E. LEWIS, a widow,**
of **Champaign County, Ohio,**
in consideration of One Dollar and other good and valuable considerations
to them in hand paid by **LARRY JAMES PEACE & MILDRED IRENE PEACE,**
whose address is ^o Cable, Ohio, husband and wife,
to the said **LARRY JAMES PEACE & MILDRED IRENE PEACE** do hereby Grant, Bargain, Sell and Convey
assigns forever, the following described Real Estate, situate in the ^o Township their heirs and
of **Union** in the County of **Champaign**
and State of Ohio, bounded and described as follows:

Being a tract of land situated in Virginia Military Survey 1386 and more particularly described as follows: Beginning at a stone in the Southeast corner of said Virginia Military Survey 1386; thence with the South line of said Virginia Military Survey North 89 degrees 42 minutes West, 394.0 feet to a point; thence North 17 degrees 00 minutes West, beginning of the tract of land hereinafter described; thence, North 89 degrees 42 minutes West 271.0 feet to a point; thence, North 89 degrees 23 minutes West 310.7 feet to an iron pin in the property line between Perry Craig and Wilma Reams; thence, North 9 degrees 40 minutes West 97.6 feet to an iron pipe; thence North 84 degrees 07 minutes East 557.6 feet to an iron pin in the center line of Township Highway 160B; thence, South 15 degrees 31 minutes East 164.0 feet to the beginning, containing 1.68 acres, more or less, and subject to the rights of all legal highways.

and all the Estate, Right, Title and Interest of the said grantor sin and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees; their heirs and assigns forever.

And the said

Martha E. Lewis, a Widow, and
KENNETH C. NUZUM & BETTY ANN NUZUM, husband and wife,
do hereby Consent and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever, SAVE AND EXCEPT easements and restrictions of record and SAVE AND EXCEPT taxes and assessments due and payable with the December, 1967, installment and thereafter that the grantees herein assume and agree to pay as part of the purchase price.

Certified
Vol 197 Pg 348-349
Date Oct 30, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio

By Robin K. Edwards
Deputy

Exhibit

VOL 197 PAGE 348

D

In Witness Whereof, the said MARTHA E. LEWIS, a widow, and KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife,

and respective hereby release their/ right and expectancy of dower in said premises, have hereunto set their hands, this 3rd. day of November in the year A. D. nineteen hundred and Sixty-Seven (1967) Signed and acknowledged in presence of us:

[Signature]
[Signature]

[Signature]
 Kenneth C. Nuzum
 Betty A. Nuzum
 Martha E. Lewis
[Signature]
 Martha E. Lewis

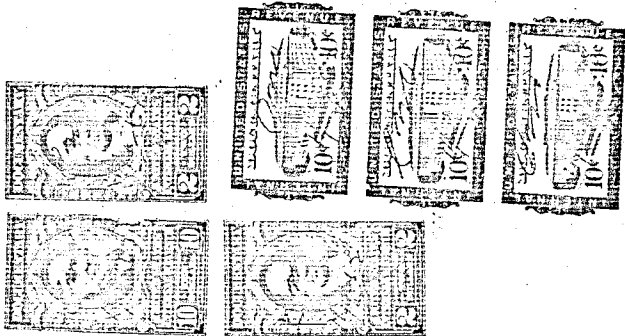
State of Ohio, CHAMPAIGN County, ss.

On this 3rd. day of November A. D. 1967, before me, a Notary Public in and for said County, personally came MARTHA E. LEWIS, a widow, and KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife,

acknowledged the signing thereof to be the grantor s in the foregoing deed, and their voluntary act and deed. Witness my official signature and seal on the day last above mentioned.



[Signature]
 Notary Public
 State of Ohio



This instrument prepared by Joseph P. Valore, Atty. at Law, Urbana, Ohio

45877

Champaign Ad

KENNETH C. NUZUM & Betty A. Nuzum, husband and wife, and MARTHA E. LEWIS, a widow to

HARRY JAMES PEACE & ALBERT TRENG PEACE, CHAMPAIGN, OHIO TRANSFERRED NOV 4 1967 PAUL E. WINE, Auditor Deputy

STATE OF OHIO COUNTY OF Champaign SS RECEIVED FOR RECORD ON THE day of November 19 67 at 11:47 o'clock A.M. RECORDED November 7 19 67 in Book 197 PAGE 348-349

C. V. Coffey COUNTY RECORDER

RDERS FEE \$

JOSEPH P. VALORE ATTORNEY AT LAW 8 MONUMENT SQUARE URBANA, OHIO

STAMP 14 30

Champaign County Property Record Card

Parcel: J37-10-00-42-00-011-00
Card: 1

GENERAL PARCEL INFORMATION

Property Address: 466 CAMBRIAN RD
 Owner: PEACE LARRY JAMES & MILDRED IRENE
 Owner Address: 466 CAMBRIAN RD
 URBANA OH 43078
 Tax Address: PEACE LARRY J
 466 CAMBRIAN RD
 CABLE OH 43009
 Land Use: 511 - 1 FAM DWLG 0-9 A
 Legal Description: RTS 00-00-00 _ 1386

VALUATION

	Appraised	Assessed
Land Value	\$22,080.00	\$7,730.00
Improvements Value	\$133,810.00	\$46,830.00
CAUV Value	\$0.00	\$0.00
Total Value	\$155,890.00	\$54,560.00
Taxable Value		\$54,560.00

LAND

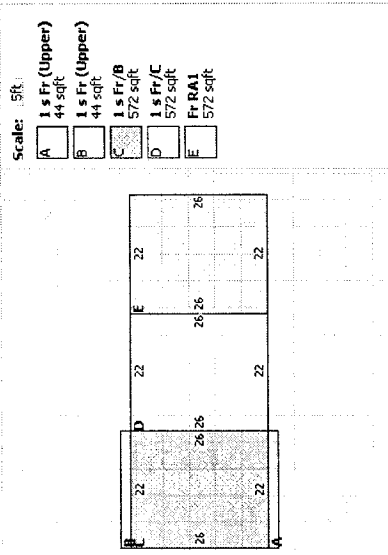
Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
AR - Acre Residual	0.68	0	0	100	4080

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value

TAX

	1st Half	2nd Half
Charge:	\$1,314.90	\$1,314.90
Credit:	(\$262.89)	(\$262.89)
Rollback:	(\$105.20)	(\$105.20)
Reduction:	(\$24.99)	(\$24.99)
Homeslead:	(\$147.63)	(\$147.63)
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:	\$1,548.38	\$1,548.38
Net Paid:	(\$1,548.38)	(\$1,548.38)
Net Due:	\$0.00	\$0.00



RESIDENTIAL

Building Style	TRI-LEVEL	Year Built	Full Baths	Half Baths	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplace Openings	Number of Fireplace Stacks
Year Built	1992		2	0							0	0
Stories	1											
Finished Area	1232											
First Floor Area	1144											
Half Floor Area	0											
Upper Floor Area	88											
Rooms	6											
Bedrooms	3											
Family Rooms	1											

ADDITIONS

Description	Area	Year Built	Value
RA1 - Garage Attached	572	1992	\$10,600.00

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
Shed Frame Utility	1993	20x20	400
Shed Frame Utility	1990	16x10	160
			\$3,400.00
			\$280.00

SALES

COMMERCIAL

Scale: 5ft

- A** 1 s Fr (Upper)
44 sqft
- B** 1 s Fr (Upper)
44 sqft
- C** 1 s Fr/B
572 sqft
- D** 1 s Fr/C
572 sqft
- E** Fr RA1
572 sqft

