

Certified  
Vol 444 Pg 3061  
Date Oct 20, 2009

Instrument 200500006038 OR 444 3061  
Book Page  
**WARRANTY DEED**  
SURVIVORSHIP

Robin K. Edwards  
Recorder  
Champaign Co., Ohio

By Robin K. Edwards Deputy, Ohio, for valuable consideration paid, grants, with general warranty covenants,  
to **JAMES L. BARTLETT and ANITA K. BARTLETT**, for their joint lives, remainder to the  
survivor of them, whose tax mailing address will be 6044 East Route 36, Cable, Ohio, the following  
real property:

CHAMPAIGN CO., OH  
TRANSFERRED  
SEP 07 2005  
BONNIE M. WARMAN, AUDITOR  
By [Signature]

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$  
EXEMPT 54/X05  
CONVEYANCE  
DESCRIPTION APPROVED  
Champaign County Engineer  
AS of September 7, 2009

Real estate situated in the Township of Union, County of Champaign and State of Ohio.  
Being a part of a 17.5 acre tract situated in Virginia Military Survey Number 4181, Union Township, Champaign County, Ohio, and more particularly described as follows:

Beginning, for reference, at a R.R. spike found in the point of the intersection of the centerline of C.R. 167 aka Mutual Union Road and U.S.R. 36; thence North 69° 30' East 1414.83 feet in said centerline of U.S.R. 36 to the principal place of beginning of the tract hereinafter described; thence North 20° 30' West 205.00 feet to an iron pin set, passing a R.R. spike found at 0.38 feet; thence North 69° 30' East 30.00 feet to an iron pin set; thence North 7° 00' West 100.00 feet to an iron pin set; thence North 22° 21' West 132.10 feet to an iron pin set in the South line of a 24.63 acre tract now owned by Charles N. McDaniel as recorded in Vol. 187, Page 703, Champaign County Deed Records; thence South 83° 31' 30" East 375.00 feet in said McDaniels South line to an iron pin set in the west line of a 129.98 acre tract now owned by Richard Palmer as recorded in Vol. 184, Page 321, Champaign County Deed Records; thence South 5° 08' West 293.00 feet in said Palmer's West line to a R.R. spike found in said centerline of U.S.R. 36; thence South 69° 30' West 265.53 feet in said centerline of U.S.R. 36 to the principal place of beginning; said tract as surveyed contains 2.536 acres, more or less, of which 0.188 acre is subject to right-of-way requirements for said U.S.R. 36.

Survey and description by Benjamin H. Cartwright, Registered Surveyor No. 5456, Urbana, Ohio, dated February 26, 1977.

Prior Instrument Reference: Volume 223, Page 332, Champaign County Deed Records  
Parcel Number: J37-10-00-46-00-054-00

SUBJECT TO ALL VALID AND ENFORCEABLE CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND HIGHWAYS OF RECORD.

ANITA K. BARTLETT, wife of the Grantor, releases all rights of dower therein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 31 day of August, 2005.

[Signature]  
James L. Bartlett

[Signature]  
Anita K. Bartlett

STATE OF OHIO  
LOGAN COUNTY, SS:

200500006038  
Filed for Record in  
CHAMPAIGN COUNTY, OHIO  
CAROLYN J DOWNING  
09-07-2005 At 10:56 am.  
WARRANTY DEED 28.00  
OR Book 444 Page 3061

I hereby certify that on the 31 day of August, 2005, before me, a Notary Public, in and for said county, personally appeared **JAMES L. BARTLETT**, grantor in the foregoing instrument, and **ANITA K. BARTLETT**, his wife, acknowledged the signing thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

Brandt & Moell  
Counselors at Law  
109 S. Detroit St.  
P.O. Box 910  
West Liberty, OH 43357  
937-465-2002  
937-465-2023 Fax



Christopher J. Moell, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 O.R.C.

[Signature]  
NOTARY PUBLIC

Prepared by Christopher J. Moell, Brandt & Moell Counselors at Law, 109 South Detroit Street, West Liberty, Ohio 43357.  
Phone: 937-465-2002 FAX: 937-465-2023. X:\Shared\Bartlett\Est\Plan\Dec2.535ac.wpd

Exhibit  
E

# Champaign County Property Record Card

## Parcel: J37-10-00-46-00-054-00

### Card: 1

#### GENERAL PARCEL INFORMATION

Property Address: 6044 E US HWY 36  
 Owner: BARTLETT JAMES L & ANITA K J&S  
 Owner Address: 6044 E US HWY 36  
 Tax Address: CABLE OH 43009  
 BARTLETT JAMES L &  
 6044 E US HWY 36  
 CABLE OH 43009  
 Land Use: 511 - 1 FAM DWLG 0-9 A  
 Legal Description: RTS 00-00-00 \_\_ 4181

#### VALUATION

Assessed	Appraised
Land Value \$9,530.00	\$27,220.00
Improvements Value \$26,180.00	\$74,810.00
CAUV Value \$0.00	\$0.00
Total Value \$35,710.00	\$102,030.00
Taxable Value \$35,710.00	

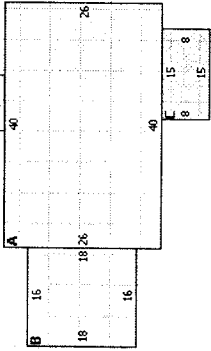
#### LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
AR - Acre Residual	1.536	0	0	100	9220

#### AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value

Scale: Sft.  
 A 1 s Fr/B 1040 sqft  
 B 1 s Fr/C 288 sqft  
 C ST1 120 sqft  
 D ST1 45 sqft



#### TAX

	1st Half	2nd Half
Charge:	\$860.61	\$860.61
Credit:	(\$172.06)	(\$172.06)
Rollback:	(\$68.86)	(\$68.86)
Reduction:	(\$14.93)	(\$14.93)
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:		\$1,209.52
Net Paid:		(\$1,209.52)
Net Due:		\$0.00

#### RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
RANCH	1954	1	1328	1328	0	0	6	3	0
Full Baths	1								
Half Baths	0								
Basement									
Finished Basement Area									
Heating									
Cooling									
Exterior Wall									
Attic									
Number of Fireplace Openings									
Number of Fireplace Stacks									

#### ADDITIONS

Description	Area	Year Built	Value
ST1 - Masonry	120	1954	\$1,810.00
ST1 - Masonry	45	1954	\$1,190.00

#### SALES

Date	Buyer	Seller	Price
9/7/2005	BARTLETT JAMES L &	BARTLETT JAMES L	0

#### COMMERCIAL

Description	Year Built	Dimension	Area	Value
Garage FR or CB	1954	24x24	576	\$4,310.00

Scale: 5ft

- A** 1 s Fr/B  
1040 sqft
- B** 1 s Fr/C  
288 sqft
- C** ST1  
120 sqft
- D** ST1  
45 sqft

