

Certified

Vol 210 Pg 211-214

Date Oct. 20, 2009

FORM 621 - OHIO WARRANTY DEED Rev. 9/9

Robin K. Edwards
Recorder
Champaign Co., Ohio

TUTTLER REGISTERED U. S. PATENT OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05702

By Robin K. Edwards
~~Deputy~~

Know all Men by these Presents

That **TIMOTHY SMITH, unmarried**

in consideration of one dollar and other valuable considerations

to him paid by **DIANE E. MCCONNELL, a married person**

Whose address is: 4522 N. St. Rt. 560, Urbana, OH 43078

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said **DIANE E MCCONNELL**

the following described real estate: her heirs and assigns forever,

Being part of Lot No. 4 as Platted and Recorded in Chancery Record 32 of the Court of Common Pleas, Page 61-68, in case *Leantha Lessinger v. Elizabeth Reason et al.*, as described as follows: Part of Military Survey No. 4186, beginning at a large elm tree in original survey line between 4181 and 4186, being the northwest corner of Jessie Guthridge land in survey 4181; thence S 1 1/4° W with that line 120 poles to a stone in the center of the Milford Road; thence S 59 3/4° W. with said road 55 poles to a stone, a corner of Lot 1; thence N 15° W 23 3/4 poles to a stone; thence N 83 1/2° W. 3.42 poles to a stone; thence 1 1/4° E 175 poles to a stone in the line of Sampson Stout land in same survey; thence S 88 1/2° E with that line 44.88 poles to a stone, a corner to Lot No. 5; thence S. 1 1/4° W 27 poles to a stone, thence S 88 3/4° E 12 poles to a stone in the Original Survey line; thence S 1 1/4° W. 22 poles with survey line to place of beginning, containing 63 3/4 acres, more or less.

SAVE AND EXCEPT Real estate situated in Union Township, Champaign County, Ohio; in V.M.S. 4186, being part of the 63.75 acre tract of Timothy Smith (Official Record 51, page 1010 and Official Record 154, page 389) and being further bounded and described as follows:

Beginning at a pony spike set on the point common to the centerline of U.S. Rt 36 (60 feet wide) and the easterly line of V.M.S. 4186;

thence with the centerline of US Rt 36, 180.36 feet on a curve to the left, having a radius of 3125.23 feet, the chord of which bears South 65° 39' 26" W, 180.33 feet to a pony spike set on the point of curvature of a curve (sta 1069+52.42);

thence continuing with the centerline of said US Rt 36, S 64°00'14" W, 269.64 feet to a pony spike set;

Exhibit
F

thence the following two (2) consecutive courses entering said Smith 63.75 acre tract and making a new division thereof:

1. N 05°19'58" E, 1640.66 feet to an iron pipe set in an existing fence line;
2. S 75° 09' 10" E, 392.41 feet with said existing fence line to an iron pipe set on the point common to the east line of said VMS 4186 and the west line of a 66.902 acre tract of land owned by Boyd W. McCarty (Deed Record 220, page 355), said point bears S 05° 19' 58" W, 645.78 feet from a corner post found on the northwest corner of said McCarty 66.902 acre tract;

thence S 05½19' 58" W, 1346.32 feet with the line common to said V.M.S. 4186, the west line of said McCarty 66.902 acre tract and the west line of a 1.308 acre tract of land owned by Lafayette F. and Betty J. Jones (Official Record 124, Page 48) to the point of beginning (passing a 5/8 inch diameter iron bar found at 1308.86 feet and over a railroad spike found at 1342.06 feet).

Bearing (S 70° 09' 14" W) assumed from a previous survey by Page Engineering, Inc. (J.N. 90-57) and surveyed for Terrance Grogan, M.D..

continued on page 4

and all the Estate, Title and Interest of the said

Timothy Smith

either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof: To have and to hold the same to the only proper use of the said Diane E McConnell

her heirs, and assigns forever,

And the said

Timothy Smith

for himself and his heirs, executors and administrators, do hereby Covenant with the said Diane E McConnell

her heirs, and assigns,

that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered;

And Further, That he does Warrant and will Defend the same against all claim or claims, of all persons whomsoever;

Save and Except as to taxes and assessments, if any, beginning with the December 1997 installment, which grantees assume and agree to pay as part of the consideration for this conveyance; ALSO save and except as to all legal highways and restrictions and easements of record or in use.

In Witness Whereof, The said Timothy Smith, unmarried

who hereby ~~relases~~ ~~all~~ ~~rights~~ ~~and~~ ~~interests~~ ~~of~~ ~~himself~~ ~~in~~ ~~the~~ ~~premises~~ ~~has~~ hereunto set his hand this 30th day of April in the year of our Lord one thousand nine hundred ninety-seven (1997).

Signed and acknowledged in presence of

Marilyn M. Freyhof
Marilyn M. Freyhof

Richard H. Freyhof
Richard H. Freyhof

Timothy Smith
Timothy Smith

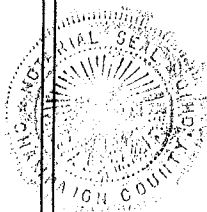
State of Ohio, County of Champaign, ss.

Be it Remembered, That on this 30th day of April, in the year of our Lord one thousand nine hundred ninety-seven, before me, the subscriber, a notary public in and for said county, personally came Timothy Smith

the grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ 120.00
EXEMPT
CONVEYANCE 97-297
BONNIE M. WARMAN
Champaign, Co. Auditor

CHAMPAIGN CO., OH
TRANSFERRED
MAY 12 1997
BONNIE M. WARMAN, AUDITOR
By Paul R. Kite Deputy



In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Richard H. Freyhof
Notary Public
Comm. exp. 1-15-98

Continued from page 2

The tract as described from an actual field survey performed on or about December 17, 1996, by registered surveyor James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 13.249 acres, more or less, of which 0.310 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes are set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Champaign County Engineer. This parcel is out of 10-00-47-00-009-00.

This deed conveys 50.501 acres.

Prior Deed Reference: Volume 154, Page 389

179951

RECEIVED	
2:00	O'clock P.M.
MAY 12 1997	
BOOK 210	PAGE 211-214
CAROLYN J. DOWNING RECORDER, CHAMPAIGN CO., OHIO	

\$22.00
CO

Warranty Deed

TO

19

Transferred

COUNTY AUDITOR

VOL 210 PAGE 214

HOUSTON & HARRIS
ATTORNEYS AT LAW
URBANA, OHIO

Champaign County Property Record Card

Parcel: J37-10-00-47-00-009-00

Card: 1

GENERAL PARCEL INFORMATION

Property Address 4880 E US HWY 36
 Owner MCCONNELL DIANE E
 Owner Address 4880 E US HWY 36
 URBANA OH 43078
 Tax Address MCCONNELL ROBERT & DIANE
 4880 E US HWY 36
 URBANA OH 43078
 Land Use 111 - CAUV CASH GRAIN
 Legal Description RTS 00-00-00 ___ 4186 BELLEFIELD

VALUATION

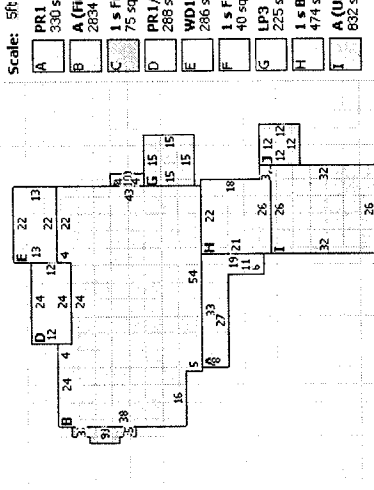
	Appraised	Assessed
Land Value	\$130,760.00	\$45,770.00
Improvements Value	\$525,960.00	\$184,090.00
CAUV Value	\$30,630.00	\$10,720.00
Total Value	\$656,720.00	\$194,810.00
Taxable Value		\$194,810.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
A2 - Tillable	21.411	0	0	100	59950
A3 - Pasture	10.487	0	0	100	22020
A4 - Woodland	17.103	0	0	100	30790
A9 - Road or Ditch	0.5	0	0	150	0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	BSA	2.328	1510
A2 - Tillable	C -	MLC2	1.144	270
A3 - Pasture	P - Pasture	BSA	0.71	460
A3 - Pasture	P - Pasture	CNB	0.276	100
A3 - Pasture	P - Pasture	BSB	1.618	890
A4 - Woodland W - Woodland	MLC2		1.106	110
A4 - Woodland W - Woodland	MLC		3.67	370
A4 - Woodland W - Woodland	MLB2		6.63	660
A4 - Woodland W - Woodland	MLA		1.697	170
A3 - Pasture	P - Pasture	MLC2	3.078	740



TAX

	1st Half	2nd Half
Charge:	\$4,694.92	\$4,694.92
Credit:	(\$938.65)	(\$938.65)
Rollback:	(\$375.63)	(\$375.63)
Reduction:	(\$91.78)	(\$91.78)
Homestead:	(\$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:	\$6,282.46	\$6,282.46
Net Paid:	\$0.00	\$0.00
Net Due:	\$6,282.46	\$6,282.46

RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
CAPE COD	2001	1	4556	3423	0	0	8	4
Full Baths	2001	1	4556	3423	0	0	8	4
Half Baths	2001	1	4556	3423	0	0	8	4
Basement	2001	1	4556	3423	0	0	8	4
Finished Basement Area	2001	1	4556	3423	0	0	8	4
Heating	2001	1	4556	3423	0	0	8	4
Cooling	2001	1	4556	3423	0	0	8	4
Exterior Wall	2001	1	4556	3423	0	0	8	4
Attic	2001	1	4556	3423	0	0	8	4
Number of Fireplace Openings	2001	1	4556	3423	0	0	8	4
Number of Fireplace Stacks	2001	1	4556	3423	0	0	8	4

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Open Frame	330	2001	\$6,360.00
PR1 - Porch Open Frame	288	2001	\$5,560.00
WD1 - Wood Deck SF	286	2001	\$3,130.00
LP3 - Patio Concrete SF	225	2005	\$1,130.00
RA2 - Garage Attached	832	2001	\$16,470.00
LP3 - Patio Concrete SF	144	2001	\$860.00
PR1 - Porch Open Frame	288	2001	\$5,560.00

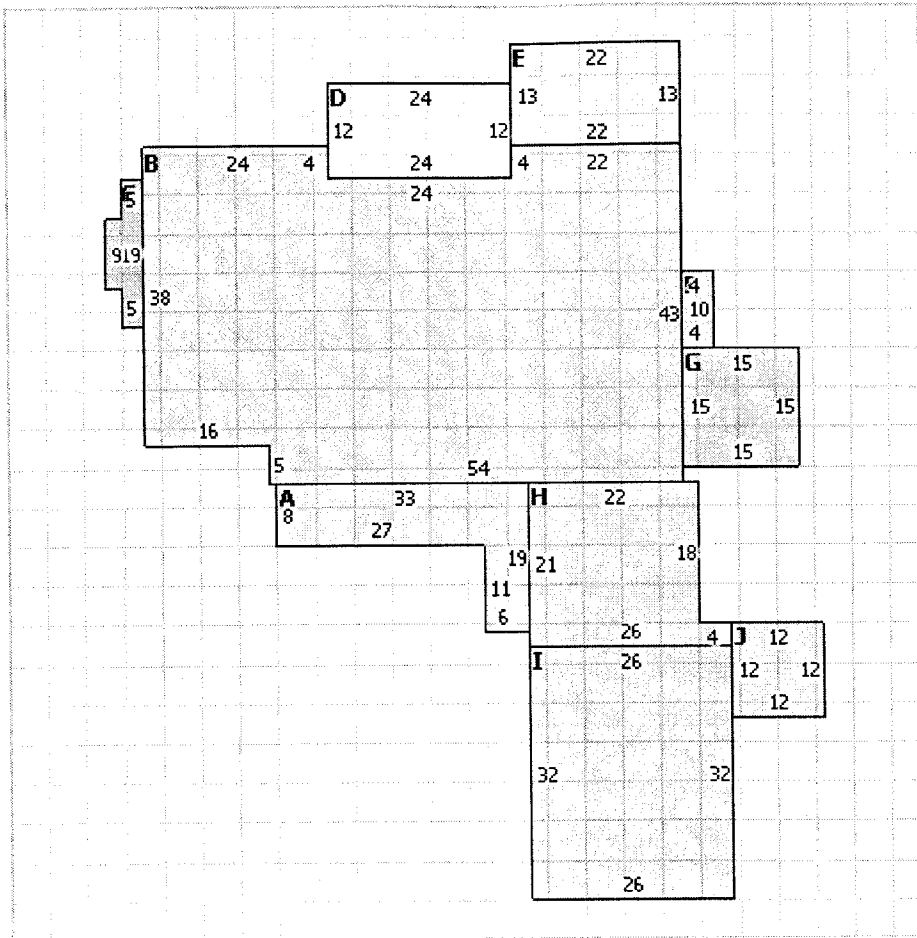
IMPROVEMENTS

Description	Value
FULL BASEMENT 76% - 100%	
CENTRAL SYS - ELECTRIC	
CENTRAL SYSTEM MASONRY	
PART FINISHED 20% LA	

SALES

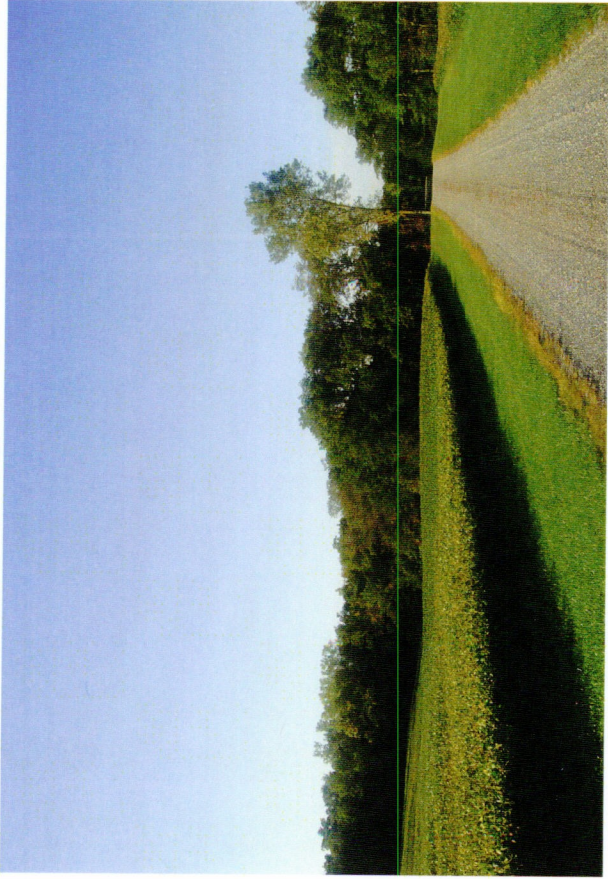
Date	Buyer	Seller	Price
5/12/1997	MCCONNELL DIANE E	SMITH TIMOTHY E	120000
3/9/1995	SMITH TIMOTHY E		0

COMMERCIAL



Scale: 5ft

- A** PR1
330 sqft
- B** A (Fin)/1 s Br/B
2834 sqft
- C** 1 s Fr/C
75 sqft
- D** PR1/PR1
288 sqft
- E** WD1
286 sqft
- F** 1 s Fr/C
40 sqft
- G** LP3
225 sqft
- H** 1 s Br/B
474 sqft
- I** A (UF)/RA2
832 sqft
- J** LP3
144 sqft



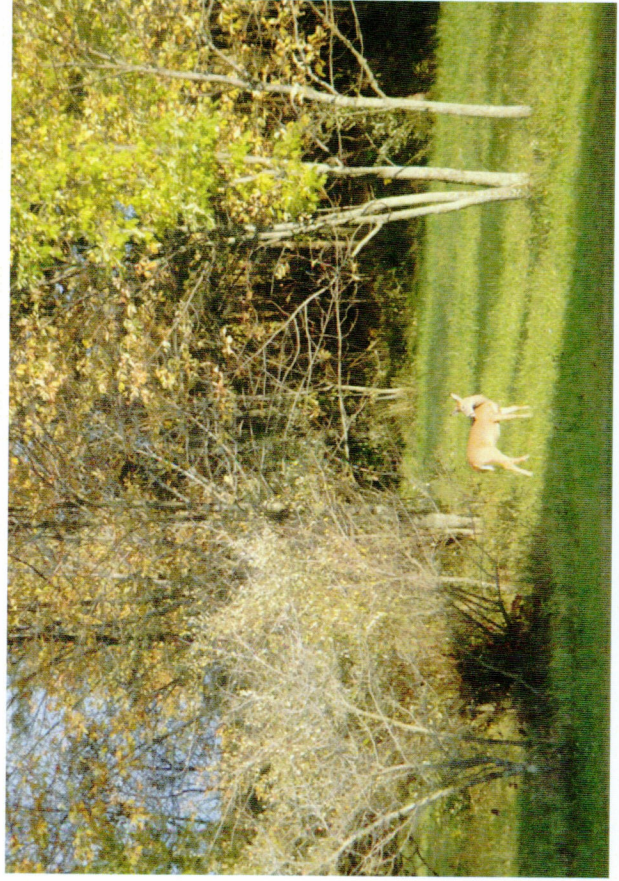
4880 E. U.S. 36 front driveway



4880 E. U.S. 36



4880 E. U.S. 36 front garden



4880 E. U.S. 36 side yard



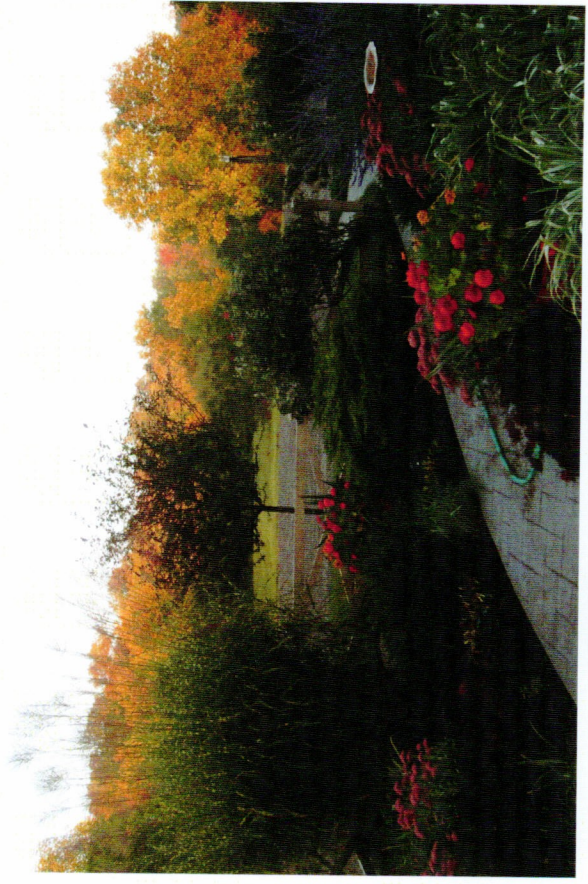
4880 E. U.S. 36 woods



4880 E. U.S. 36 back yard



4880 E. U.S. 36 front garden



4880 E. U.S. 36 front garden