

LEGAL  
ACCEPTABLE  
FOR TRANSFER  
TJM 4/25/24

**APPROVED**  
Clark County Tax Map

PX  
JUL 31 2014  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

Transferred  
Sale Price 165,000  
2573 JUL 31 2014 JK  
John S. Federer  
Auditor



BK: 2033 PG: 1698

201400010156  
Filed for Record in  
CLARK COUNTY, OH  
NANCY PENCE, RECORDER  
07-31-2014 At 03:32 PM.  
SURVIVOR 44.00  
OR Volume 2033 Page 1698 - 1701

**GENERAL WARRANTY DEED**

JEFFREY A. WILSON and TIFFANY J. WILSON, husband and wife, of the County of Clark, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to LUKE A. HARBAGE and BONNIE J. HARBAGE, whose tax mailing address is

the following *REAL PROPERTY*:

*\*for their joint lives, remainder to the survivor of them  
SEE ATTACHED "EXHIBIT A"*

PPN: 140-08-00001-000-034 & 140-08-00007-000-053

Subject to all legal highways and zoning restrictions, all restrictions, easements, conditions, limitations and reservations of record if any, and subject to taxes and assessments which are now or may hereafter become liens on said premises.

Prior Instrument Reference: Instrument #200800017077, Volume 1860, Page 1972, Clark County, Ohio Records.

Witness our hands this 30<sup>th</sup> day of July, 2014.

JEFFREY A. WILSON

TIFFANY J. WILSON

STATE OF OHIO

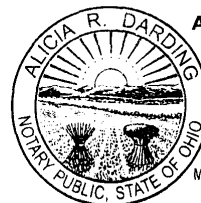
COUNTY OF Clark, ss.

BE IT REMEMBERED, That on this 30<sup>th</sup> day of July, 2014, before me, the subscriber, a notary public in and for said state, personally came, Jeffrey A. Wilson and Tiffany J. Wilson, husband and wife, and acknowledged the signing thereof to be their voluntary act and deed.

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

Notary Public

This instrument prepared by:  
Means, Bichimer, Burkholder & Baker Co., L.P.A.,  
1650 Lake Shore Drive, Suite 285  
Columbus, Ohio 43204



ALICIA R. DARDING  
NOTARY PUBLIC

STATE OF OHIO

My Comm. Expires February 28, 2018

201400010156  
TEAM TITLE & CLOSING SERVICES LLC  
HOLD



## Exhibit A

Situate in the State of Ohio, County of Clark, Township of Harmony and being part of Section 1, Township 6, Range 9, M.R.S. and also being part of Sections 1 and 7, Township 6, Range 9, M.R.S. and being further described as follows:

FIRST TRACT: Being part of the southwest half (quarter) of the Section 1, Township 6, Range 9, M.R.S. Beginning at a stone in the South line of said section, corner to lands (formerly) of the heirs of Henry Chenoweth and 18 poles eastwardly from the southwest quarter corner of said section, and running thence with said section line, it being also the line between Harmony and Madison Townships, S. 87 deg. 18' E., 80.44 poles to a stone; thence with the center of a township road N. 2 deg. 5' E. 116 poles; thence N 6 ¼ deg. W. 46.24 poles to a stone in the road leading to Lisbon, and in the North boundary line of said half Section; thence with said half section line N. 87-1/2 deg. W. 86.92 poles to a stone at the northwest corner of said half Section; thence with the West line of said Section and the line of (formerly) the heirs of Henry Chenoweth S. 3 deg. 38' W. 50 poles to a stake at one of their corners; thence with another of their lines S. 87-1/2 deg. E. 18 poles to a stone at another of their corners; thence another of lines S. 3-1/2 deg. W. 111.24 poles to the place of beginning; containing 83.51 acres, more or less.

SECOND TRACT: Situated in the same County, State and Township as above described premises, and being parts of Sections 1 and 7, Township 6, Range 9, M.R.S. Beginning at the half section corner stone in the southerly edge of the Lisbon Road, and in the line running North and South between said Sections 1 and 7; running thence with said section line, S. 3 deg. 38' W. 50 poles; thence S. 87-1/2 deg. E. 18 poles; thence S. 3-1/2 deg. W. 111.24 poles to a stone in the south line of said Section 1, it being also the line between Harmony and Madison Townships, and said stone being a corner to the (formerly) heirs of Henry Chenoweth; thence with said line N. 87 deg. 18' W. 25.16 poles to a stone in the south line of said Section 7, corner to (formerly William B. Chenoweth) Keeler, passing the stone corner of Sections 1 and 7 at 18 poles; thence with said Keeler's line N. 3-1/2 deg. E. 161.24 poles to a stone at another of his corners in the Lisbon Road and half section line of said Section 7; and from thence with said road and half section line S. 86-1/2 deg. E. 6.20 poles to the place of beginning; containing 19.54 acres, more or less, of which 12.51 acres are in said Section 1 and 7.03 acres are in Section 7.

Excepting from said first and second tracts the following described real estate: Situate in the State of Ohio, County of Clark and Township of Harmony. Being part of the southwest quarter of Section 1 and part of the Southeast quarter of Section 7, Town 6, Range 9, M.R.S. Beginning at a stone at the northwest corner of the southwest quarter of said Section 1 and in the Lisbon Road; thence with the North line of said quarter and said road South 87 deg. 30' E. 86.92 poles to a stone at the intersection of another road and northwest corner of Peter Comrie's Land; thence with said road and said Comrie's westerly line South 6 deg. 45' E. 46.24 poles to an angle in said road and corner to said Comrie; thence with said road and said Comrie's West line South 2 deg. 5' W. 32.59 poles; thence North 87 deg. 30' W. 104.60 poles more or less to a point in formerly William B. Chenoweth's now, George L. and Lucy Keeler's East line; thence with said formerly Chenoweth's now Keeler's east line North 2 deg. 40' E. 78.59 poles to a stone on the North line of the southeast quarter of Section 7 and in the Lisbon Road from which stone a stone at the northeast corner of the southeast quarter of said Section 7 bears S. 86 deg. 30' E. 6.80 poles distant; thence with the North line of said quarter and with said road S. 86 deg. 30' E. 6.80 poles to the beginning, containing 50 acres, more or less; 46.60 acres being in said Section 1 and 3.40 acres being in said Section 7, Town 6, Range 9, M.R.S.

Being the same property conveyed by deed recorded in Volume 688, Page 149 of the Clark County, Ohio Records.

Less and Except: Situate in the State of Ohio, County of Clark, and Township of Harmony; being part of the southwest quarter of Section 1 and part of the southeast quarter of Section 7, Town 6, Range 9, M.R.S. and being more fully described as follows: Commencing at an old iron pin marking the intersection of the Woosley Road centerline extended South and the South line of said Section 1; said pin also lying in the line between Harmony and Madison Township proceed, thence, North 2 deg. 04' 00" East, along said centerline, for a distance of 925.26 feet to the southeast corner of the tract herein described, and the point of beginning; thence, South 88 deg. 26'23" West, 1726.08 feet to an iron pin set in the West line of Shiloh M. Eichelberger's 53 acre farm; passing an iron pin set on a line at a distance of 20.04 feet; thence North 3 deg. 30' 00" East, along said Eichelberger's West line, 565.50 feet to an iron pin set at the northwest corner of said 53 acre farm; thence, South 87 deg. 45' 41" East, along the line between said Eichelberger and Flora V. Flax, 1708.48 feet to a point in the Woosley Road centerline; passing an iron pin set on line at a distance of 1688.48 feet;



thence South 2 deg. 04' 00" West, along the Woosley Road centerline, 451.00 feet to the point of beginning; containing 20.005 acres of land; of which 1.492 acres are in said Section 7 and 18.513 acres are in said Section 1, subject to Woosley Road right-of-way. Being the same property conveyed by deed recorded in Volume 749, Page 268 of the Clark County, Ohio Records.

Less and Except: Situate in the State of Ohio, County of Clark, Township of Harmony, and being part of the southwest quarter of Section 1, Town 6, Range 9, between the Miami Rivers Survey and being described as follows: Beginning at a 9/16" iron bar (found) on the centerline of Woosley Road (N/S Portion), and on the South line of Section 1, Town 6, Range 9, B.M.R.S., the same being the line between Harmony and Madison Townships; thence on the South line of said Section, and said Township Line, N. 87 deg. 19' 35" W., 320.40 feet; thence, N. 2 deg. 05' 00" E., passing on line a 5/8" re-bar with plastic cap (set) at 5.00 feet, in all 150.01 feet to a 5/8" re-bar with plastic cap (set); thence S. 87 deg. 19' 35" E., passing on line a 5/8" re-bar with plastic cap (set) at 300.40 feet, in all 320.40 feet to a railroad spike (set) on the centerline of Woosley Road; thence with the centerline of Woosley Road, S. 2 deg. 05' 00" W., 150.01 feet to the point of beginning and containing 1.103 acres reserving, however, a perpetual easement and right of way 30 feet in width off the entire easterly side thereof, containing 0.103 acre, leaving a net area of 1.000 acres.

Being the same property conveyed by deed recorded in Volume 780, Page 525 of the Clark County, Ohio Records.

Also, being a perpetual easement for highway purposes over the following described real estate: Situate in the State of Ohio, County of Clark, Township of Harmony, and being part of the southwest quarter of Section 1, Town 6, Range 9, between the Miami Rivers Survey and being described as follows: Beginning at a 9/16" iron bar (found) on the centerline of Woosley Road (N/S portion), and on the south line of Section 1, Town 6, Range 9, B.M.R.S., the same being the line between Harmony and Madison Townships; thence on the south line of said Section, and said Township Line, N. 87 deg. 19' 35" W., 30.00 feet; thence N. 2 deg. 05' 00" E., 150.01 feet; thence S. 87 deg. 19' 35" E., 30.00 feet to the centerline of Woosley Road; thence with the centerline of Woosley Road, S. 2 deg. 05' 00" W., 150.01 feet to the point of beginning and containing 0.103 acres. Being the same property conveyed by Deed recorded in Volume 780, Page 934 of the Clark County, Ohio Records.

Excepting therefrom the following described premises: Situate in the State of Ohio, County of Clark, Township of Harmony and being part of the southwest quarter of Section 1, Town 6, Range 9, M.R.S. and being further described as follows: Beginning at a road nail set on the centerline of Woosley Road and at the southeast corner of the herein described tract. Said road nail bears N. 2 deg. 04' 00" E. 769.36' from the intersection of the south line of Section 1 and the centerline of Woosley Road; Thence N. 87 deg. 56' 00" W 341.50' to an iron bar set, passing an iron bar at 30.00'; Thence N. 2 deg. 04' 00" E. 134.27'; to an iron bar set on grantor's north line; Thence with grantor's north line N. 88 deg. 26' 23" E. 342.18' to a road nail set on the centerline of Woosley Road, passing an iron bar set at 312.12'; Thence with the centerline of Woosley Road S. 2 deg. 04' 00" W 155.90' to the place of beginning and containing 1.137 acres. Subject, however, to all legal rights-of-way and easements of record. Basis of bearing S. 2 deg. 04' 00" W centerline of Woosley Road, Volume 874, Page 443 of the Deed Records. Being part of the same premises as conveyed to Shiloh M. and Annabelle Eichelberger by deed recorded in Volume 688, Page 149 of the Deed Records of Clark County, Ohio. This description of March 31, 1994 is based on a survey by G. S. Lambert, Jr., Registered Surveyor #4229. Reserving unto the Grantor an easement 30 feet wide along the entire frontage of Woosley Road for public road and highway purposes.

Excepting from said first and second tracts, the following described real estate: Situate in the State of Ohio, County of Clark, Township of Harmony, and being part of the Southwest Quarter of Section 1, Town 6, Range 9, Between the Miami Rivers Survey and being described as follows:

Commence at a 9/16" iron bar (found) at the intersection of the south line of said Section 1 with the centerline of Woosley Road (60 feet right-of-way per county thoroughfare plan), thence with the centerline of said Woosley Road, N 04 deg. 15' 16" E, 469.42 feet to a mag nail (set), the TRUE POINT OF BEGINNING HEREIN;



BK: 2033 PG: 1701

Thence, N 85 deg. 45'03" W, 341.50 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 20.00 feet;

Thence, N 04 deg. 15'16" E, 300.00 feet to a 5/8" re-bar with plastic cap (found);

Thence, with the south line of a 1.137 acre tract described in deed to Jason S. Newman and Melisa A. Newman recorded Volume 1722, Page 679 of the Official Records of Clark County, Ohio, S 85 deg. 45'03" E, 341.50 feet to a road nail (found), passing on line a 5/8" re-bar with plastic cap (found) at 311.50 feet;

Thence, with the centerline of said Woosley Road, S 04 deg. 15'16" W, 300.00 feet to the point of beginning and containing 2.352 acres, subject however, to all rights-of-way, easements, and restrictions of record, and being more specifically subject to the road right-of-way for Woosley Road being 30 feet off the east side of the above described premises and containing an area of 0.207 acres. Being part of the same premises described in deed to Jeffrey A. Wilson and Tiffany J. Wilson recorded Volume 1860, Page 1972, First Tract of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated May 23, 2014 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is Grid North, State Plane Coordinate System, Ohio, South Zone per O.D.O.T./C.O.R.S. 2011. Being the same property conveyed by deed recorded in Book 2030, Page 1950, Instrument 201400008454 of the Clark County, Ohio records.

PPN: 140-08-00001-000-034 & 140-08-00007-000-053