

APPROVED
NO PLAT REQUIRED
3/21/19
Vivian J. Guess
CARROLL COUNTY REGIONAL
PLANNING COMMISSION

"APPROVED DEED FOR TRACT
DESCRIPTION ONLY"
BRIAN J. WISE, CO. ENGINEER P.E.P.S.
durknerby Ca DEPUTY
03-21-19

201900000874 Pages: 3
Filed for Record in CARROLL County, Ohio
PATRICIA J. OYER, Recorder
03/21/2019 02:23 PM Recording Fees: \$36.00
DEED OR Book: 133 Pages: 299 - 301

CONVEYANCE EXAMINED
COMPLETED W/IN R.C. SEC 319.202
ENTERED FOR TRANSFER

MAR 21 2019 ex/mm

LYNN FAIRCLOUGH
AUDITOR

Quit-Claim Deed

Know all Men by these Presents

That, Vivian J. Guess, trustee or successor trustee of trust under Declaration of Trust Agreement of Vivian J. Guess dated August 9, 1996, amended and restated in its entirety on November 6, 2003 as the First Restatement of Declaration of Trust Agreement of Vivian J. Guess, and again amended and restated in its entirety on December 5, 2007 as the Second Restatement of Declaration of Trust Agreement of Vivian J. Guess, and as again amended and restated in its entirety on September 28, 2010 as the Third Restatement of Declaration of Trust Agreement of Vivian J. Guess, as the Declaration of Trust may be further amended, modified, and/or restated, of Carroll County, State of Ohio, for valuable consideration paid, grants to Raymond C. Kugler, whose tax-mailing address is 400 Ascot Road, Carrollton, Ohio 44615, the following real property:

Situated in the Township of Center, County of Carroll and the State of Ohio;

Known as being part of the Southwest Quarter of Section 25, Township 14 of Range 5, also being part of a tract of Vivian Guess as recorded in Volume 296, Page 154 of Deed Record, now showing 2.83 acres and after re-survey found having 2.840 acres, said tract being more particularly described as follows,

Beginning for reference at a 1/2" iron pipe, found at the northwest corner of the Southwest Quarter of Section 25,

Thence with the west line of said quarter section, South 01° 16' 12" West 917.25' feet to a 5/8" iron pin, w/cap, found,

Thence South 84° 23' 33" East 1116.22' feet to a 5/8" iron pin, w/cap, found,

Thence South 84° 37' 08" East 364.79' feet to a 1/2" iron pipe, found,

Thence South 43° 51' 14" East 38.88' feet to a 1" iron pipe, found,

Thence South 41° 27' 49" East 232.97' feet to a 1/2" iron pin, w/cap, set at a northeast corner of a 31.39 acre tract of Raymond Curtis Kugler as recorded in Book 122, Page 3433 of Official Record and on the southerly line of a 1.00 acre tract of Michael and Deborah Dingess as recorded in Volume 223, Page 520 of Deed Record and THE TRUE PLACE OF BEGINNING,

Thence with said 1.00 acre tract, South 41° 27' 49" East 69.19' feet to a 3/4" iron pipe, found at the southwesterly corner of a 0.333 acre tract of Raymond Kugler as recorded in Volume 122, Page 3433 of Official Record,

Thence with said 0.333 acre tract, South 41° 16' 35" East 30.00' feet to a ½" iron pin, w/cap, set,

Thence South 48° 43' 25" West 92.66' feet to a ½" iron pin, w/cap, set,

Thence South 23° 40' 56" East 315.72' feet to a ½" iron pin, w/cap, set at the south corner of a 0.184 acre tract of Vivian Guess as recorded in Book 88, Page 3018 of Official Record and a west corner of a 3.266 acre tract of Cody and Julie Shockey as recorded in Book 60, Page 711 of Official Record,

Thence with said 3.266 acre tract, South 10° 37' 47" West 285.29' feet to a ½" iron pin, w/cap, set at the base of a corner post on an east corner of said 31.39 acre tract,

Thence with said 31.39 acre tract, North 22° 59' 33" West 678.39' feet to a ½" iron pin, w/cap, set,

Thence with said 31.39 acre tract, North 67° 32' 11" East 210.82' to an iron pin and THE TRUE PLACE OF BEGINNING, the herein described tract containing **2.188 acres** more or less, subject to all legal highways, easements or restrictions of record.

Bearings are based on Ohio State Coordinates North Zone, NAF83 (2011).

Description of said tract on survey by William Bonar Registered Surveyor #7134, June 27, 2018.

EXCEPTING AND RESERVING to the Grantor, Vivian J. Guess, Trustee, her successors and assigns, all minerals, including, but not limited to, oil and gas, lying in or under the above described property.

PPN: split from 09-0001069.000.

Prior Instrument Reference: Deed Volume 296, Page 154.

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Executed by me this

20th

day of March

, 2019.

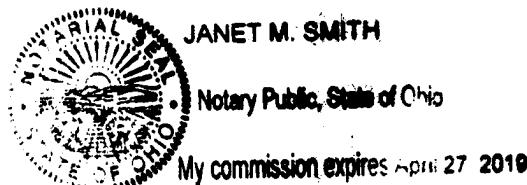
Vivian J. Guess, Trustee
Vivian J. Guess, Trustee

State of Ohio,
Carroll County,

Before me, a Notary Public in and for said County and State, personally appeared the above named Vivian J. Guess, trustee or successor trustee of trust under Declaration of Trust Agreement of Vivian J. Guess dated August 9, 1996, amended and restated in its entirety on November 6, 2003 as the First Restatement of Declaration of Trust Agreement of Vivian J Guess, and again amended and restated in its entirety on December 5, 2007 as the Second Restatement of Declaration of Trust Agreement of Vivian J. Guess, and as again amended and restated in its entirety on September 28, 2010 as the Third Restatement of Declaration of Trust Agreement of Vivian J. Guess, as the Declaration of Trust may be further amended, modified, and/or restated, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Carrollton, Ohio this 20th day of March , 2019.

Janet M. Smith



This instrument prepared by Childers and Smith LLP, Attorneys at Law