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PATRICIA J. OYER, Recorder  
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AFFIDAVIT - DEED OR Book: 133 Pages: 302 - 305

Transfer NOT Necessary  
Lynn Fairclough  
Carroll County Auditor

1-16-19  
Lynn

"APPROVED DEED FOR TRACT  
DESCRIPTION ONLY"

BRIAN J. WISE, CO. ENGINEER P.E.P.S.  
Carroll County DEPUTY  
10-10-18

STATE OF OHIO )  
COUNTY OF CARROLL ) SS.

## TRANSFER ON DEATH DESIGNATION AFFIDAVIT (O.R.C. §5302.22)

The undersigned Raymond C. Kugler ("Affiant"), being first duly sworn according to law, states as follows:

1.) That Affiant, unmarried, is the owner of record of the following real property located at 445 Steubenville Road SE, Carrollton, Ohio 44615 as recorded in Official Record Volume 133, Page 299, Carroll County Records:

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 1/2" iron pin, w/cap, set,

Thence South 48° 43' 25" West 92.66' feet to a 1/2" iron pin, w/cap, set,

Thence South 23° 40' 56" East 315.72' feet to a 1/2" 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 1/2" 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 1/2" 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** all minerals, including, but not limited to, oil and gas, lying in or under the above described property as heretofore reserved to Vivian J. Guess, her heirs, executors, administrators, successors and assigns.

PPN: split from 09-0001069.000.

- 2.) That title of record to the above property is held by Affiant as the sole owner.
- 3.) That Affiant hereby designates the entire undivided interest in the property held by Affiant for transfer on death to Coray Dean Kugler, as transfer on death beneficiary, to receive the title of Affiant upon his death.
- 4.) This Affidavit, and the beneficiary designation set forth herein, hereby revokes, replaces, and supercedes any prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Raymond C Kugler  
Raymond C. Kugler

Sworn to and subscribed before me at Carrollton, Ohio on this 16<sup>th</sup>  
day of January, 2019. RCK

Janet M. Smith  
Notary Public



JANET M. SMITH

Notary Public, State of Ohio

My commission expires April 27, 2019

Prepared By: CHILDERS AND SMITH LLP, Attorneys at Law