

CONVEYANCE EXAMINED
COMPLIES WITH R.C. SEC. 319.202
ENTERED FOR TRANSFER

DEC 09 2019

LYNN FAIRCLOUGH
AUDITOR



201900004516 Pages: 3
Filed for Record in CARROLL County, Ohio
PATRICIA J. OYER, Recorder
12/09/2019 11:52 AM Recording Fees: \$42.00
DEED OR Book: 137 Pages: 1211 - 1213

"APPROVED DEED FOR TRACT
DESCRIPTION ONLY"

BRIAN J. WISE, CO. ENGINEER P.E.P.S.

Brian J. Wise
12-9-19 DEPUTY

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **MICHAEL P. GUESS** and **KATHERINE GUESS CARSON, aka KATHERINE L. GUESS CARSON**, acting successor co-Trustees under the Declaration of Trust Agreement of Vivian J. Guess dated August 9, 1996, as amended and restated in its entirety as First Restatement of Declaration of Trust Agreement of Vivian J. Guess dated November 6, 2003, as again amended and restated in its entirety as the Second Restatement of Declaration of Trust Agreement of Vivian J. Guess dated December 5, 2007, and again amended and restated in its entirety as the Third Restatement of Declaration of Trust Agreement of Vivian J. Guess on September 28, 2010 ("Vivian J. Guess IRR Trust dated 9/09/1996 as amended and restated") (the "Grantors"), who claim title by or through Quitclaim Deed recorded on December 7, 2012 as AFN 201200010041 in the Carroll County Recorder's Office, for the consideration of Ten Dollars (\$10.00) and other valuable consideration received to their full satisfaction do by these presents absolutely give, grant and demise with fiduciary covenants all such right and title as the Grantors, have or ought to have in and to the following described piece or parcel of land situated in the City of Carrollton, County of Carroll, and State of Ohio unto **KATHERINE L. GUESS CARSON aka KATHERINE GUESS CARSON**, a married person (the "Grantee"), whose tax mailing address is 1537 Baycrest Drive NW, Canton, OH 44708:

Being a part of the Northeast Quarter of Section 2, Township 15 of Range 6 and being a part of a 1.84 acre tract (Tract 1) part of a 2.05 acre tract (Tract 2) of land as conveyed to Paul Guess by Warranty Deed as recorded in Volume 182, Page 853 part of a 0.75 acre tract of land as conveyed to Paul Guess by Warranty Deed as recorded in Volume 192, Page 87 and all of a 0.212 acre tract of land as conveyed to Paul Guess by Warranty Deed as recorded in Volume 287 Page 249 and being more particularly described as follows:

Beginning at the Northeast corner of Section 2 (referenced by an iron bar found in a Monument Box in the centerline of Canton Road N 84 deg 41' 46" W, 19.06');

Thence S 4 deg 59' 25" W along the Section, Township and Range line, a distance of 582.01 feet to a point in a concrete gutter (referenced by a 5/8" iron bar found N 84 deg 41' 46" W, 50.00') said point being the TRUE PLACE OF BEGINNING;

Thence continuing S 4 deg 59' 25" W along the Section, Township and Range line a distance of 240.32 feet to a point in said gutter (referenced by a 1" iron pipe found N 84 deg 23' 20" W, 46.73');

Thence N 84 deg 23' 20" W along the North line of lands now or formerly owned by Countryside Estates, Ltd (262/405) a distance of 500.00 feet to a 5/8" iron bar set;

Thence N 4 deg 59' 25" E along the East line of said Countryside Estates a distance of 197.64 feet to a 5/8" iron bar found;

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Thence S 84 deg 41' 46" E along the South line of lands now or formerly owned by Guess Real Estate Development, Ltd. (282/89) a distance of 246.00 feet to a 5/8" iron bar found;

Thence N 4 deg 59' 25" E along said Guess Development lands a distance of 40.00 feet to a 5/8" iron bar found;

Thence S 84 deg 41' 46" E a distance of 253.98 feet to the TRUE PLACE OF BEGINNING and containing 2.517 acres of land as surveyed by David J. Bodo, Ohio Registered Surveyor Number 6321 in October, 1998 but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was the East line of Section 2 and the Bearing of S 4 deg 59' 25" W was taken from a survey prepared by David Bodo & Associates and recorded in Survey File Number 7045.

be the same more or less, but subject to all legal highways.

Parcel No: 10-00-00543-000

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, her personal representatives, successors or assigns, so that neither the Grantors, nor their successors in interest and assign nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

Property Address: 1115 Canton Road NW, Carrollton, OH 44615

Permanent Parcel Number: 10-00-00543-000

Executed this 9TH day of December, 2019.

**VIVIAN J. GUESS IRR TRUST dated 9/09/1996
as amended and restated**

By: Katherine L. Guess Carson
KATHERINE GUESS CARSON, aka
KATHERINE L. GUESS CARSON, co-TRUSTEE

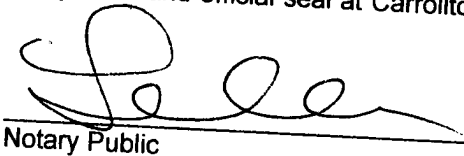
And: Michael P. Guess
MICHAEL P. GUESS, co-TRUSTEE

ACKNOWLEDGMENT

STATE OF OHIO)
COUNTY OF CARROLL) ss:

Before me, a Notary Public in and for said County, personally appeared the above named, KATHERINE GUESS CARSON aka KATHERINE L. GUESS CARSON, in her capacity as successor co-Trustee of the Vivian J. Guess IRR Trust dated 9/09/1996 as amended and 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 9th day of December, 2019.


Notary Public

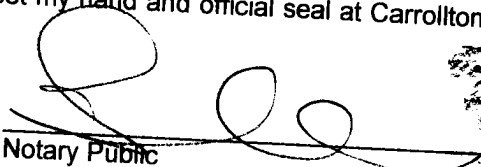


ACKNOWLEDGMENT

STATE OF OHIO)
COUNTY OF CARROLL) ss:

Before me, a Notary Public in and for said County, personally appeared the above named, MICHAEL P. GUESS, in his capacity as successor co-Trustee of the Vivian J. Guess IRR Trust dated 9/09/1996 as amended and restated, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Carrollton, Ohio this 9th day of December, 2019.


Notary Public



This Instrument Prepared By:
Timothy D. Carnahan (0011973)
Nicola, Gudbranson & Cooper, LLC
25 West Prospect Avenue, Suite 1400
Cleveland, Ohio 44115
(216) 621-7227

TIMOTHY D. CARNAHAN
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date