

CONDITIONAL APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
JARED N. KNERR, LICKING COUNTY ENGINEER

Approved By JR Jun 21, 2019
Par 1 & 2: Poor Beg. Point, No Remaining Acreage
Par 2: Missing Dimensions
04140000800000109000 04140000700000072000

InstrID:201906210012325	6/21/2019
Pages:3	F: \$36.00
Bryan A. Long	3:25 PM
Licking County Recorder	T20190010258

TRANSFERRED

Jun 21, 2019
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: SAS EX-D

General Warranty Deed

(Per O.R.C. 5302.05)

Gloria C. Runyon, married, of Licking County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Allen D. Runyon, Trustee or his Successor(s) as Trustees of "The Runyon Preservation Trust", dated December 4, 2018, whose tax-mailing address is:

6017 Van Fossen Road
Johnstown, Ohio 43031

The following Real Property: Situated in the Township of Bennington, in the County of Licking, in the State of Ohio and being more particularly bounded and described in Exhibit "1", herein incorporated by reference.

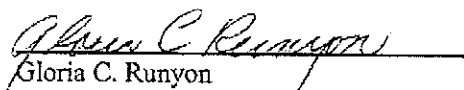
Subject however to all easements, covenants and restrictions of record.

Parcel No: 001-000756-00.0000 001-000948-00.000

Commonly known as: 6017 Van Fossen Road, Johnstown, Ohio 43031

Prior Instrument Reference: ^{201207120015460 & 201207120015461}
~~200704130009343~~ and ~~200704130009343~~ of the Official Records of Licking County, Ohio.

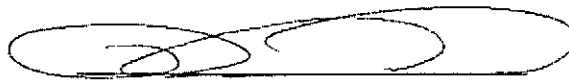
Signed and acknowledged this 4th day of December 2018.


Gloria C. Runyon

State of Ohio)
)ss.
County of Knox)

BE IT REMEMBERED, that on this 4th day of December 2018, before me, the subscriber, a notary public in and for said county, personally came Gloria C. Runyon, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed, for the purposes herein mentioned.

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


Notary Public, State of Ohio

Prepared By:
Cooper, Adel & Associates
A Legal Professional Association
Thom L. Cooper, Esq.
1-800-798-5297



Lauren Corinne Cooper, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

RExhibit "1"

Parcel No: 001-000756-00.0000 001-000948-00.000

TRACT 1:

Situated in the County of Licking, in the State of Ohio and in the Township of Bennington and bounded and described as follows:

FIRST PARCEL:

Lying and being in the Township of Bennington in said County of Licking and State of Ohio, and being all that part of Lot Number Twenty-six (26), in the 4th quarter of the 14th Range of United States Military Lands which is bounded and described as follows:

Beginning at a maple tree at the Southeast corner of a tract of land formerly owned by Jesse Van Fossen; thence South Seventy-one and Seventy-six (71.76) hundredths rods to a post; thence East One Hundred and Twenty-one (121) rods to a post; thence North One Hundred Thirteen (113) rods to a stone; thence West Eighty-eight and Twenty-four hundredths (88.24) rods to a stone; thence South Forty-two (42) rods to a stone; thence West Thirty-three (33) rods to the beginning containing Seventy-seven and Seventy-seven (77.77) acres, being the same more or less.

SECOND PARCEL:

Also, the following described parcel situated in the same township and bounded as follows: Beginning at the Southeast corner of land owned, April 19, 1852, by Jesse Van Fossen; thence North to the Northeast corner of said VanFossen land; thence East to the center of the road on the section line; thence South to the Southwest corner of land owned April 17, 1852, by John Smith; thence East Thirteen and One-half (13 ½) rods to an elm tree; thence South Forty-two (42) rods to a stone; thence West to the beginning containing Thirty (30) acres, more or less, Except so much of said last described parcel supposed to be about Seventeen (17) acres as was sold by George Robb in his life time, and the whole of said lands, all of which George Robb, late, of said county, died seized, being the same premises conveyed by Joseph P. Decrow, Guardian, etc. to Daniel Van Fossen by deed dated April 13, 1869, and recorded in Volume 97 of Deeds, Pages 383, 384 and 385, Licking County, Ohio, Deed Records, Reference to which is here had and made.

Being the same premises conveyed by D. M. Fidler, and Ethel A. Fidler, husband and wife, to Ralph Parsons, Opal Parsons and Neil Parsons, by deed dated January 11, 1951, and recorded in Volume 426, Page 459 of the Deed Records of Licking County, Ohio.

Being parcels One and Two in a certain Certificate of Transfer, recorded in Volume 796, Page 187, Licking County Deed Records. (Deed Book 811, Page 471)

EXCEPTING: Being situated in Lot Twenty-six (26), Range Fourteen (14), Township Four (4), Quarter Township Three (3) and Four (4), United States Military Lands, Bennington Township, Licking County, State of Ohio and being part of that land of record in Deed Volume 820, Page 473 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of Lot 4; thence North 02° 15' 15" East along the East line of Lot 4 a distance of 668.13 feet to a ½ inch iron pin set and being the True Place of Beginning.

Thence from the Place of Beginning South 85° 32' 01" East a distance of 219.98 feet to a ½ inch iron pin set;

Thence South 82° 41' 24" East a distance of 330.08 feet to a ½ inch pin set;

Thence South 00° 33' 46" West a distance of 260.87 feet to a ½ inch pin set;

Thence North 83° 32' 12" East a distance of 781.04 feet to a ½ inch pin set;

Thence South 00° 41' 20" West a distance of 1665.10 feet to a ½ inch pin set;

Thence North 87° 53' 06" West along the Northerly boundary of Jeffrey H. Lilly (Deed Volume 753, Page 563) a distance of 1373.81 feet to a ½ inch iron pin set;

Thence North 02° 15' 15" East along the East line of Lots 3 and 4, the Easterly boundary of said Lilly, a distance of 1847.77 feet to the Place of Beginning, containing 52.703 acres, more or less, of which 14.313 acres are in Quarter Township 3, and 38.390 acres are in Quarter Township 4.

Subject to all legal right-of-way of previous record. The above described parcel was prepared by Samuel W. Vance from a survey made in August, 2000 bearing basis from O.R. 144, Page 551. All pins set are ½ inch by 30 inch iron pipe with plastic cap stamped "Vance 6443".

Situated in the County of Licking, in the State of Ohio, and in the Township of Bennington, and bounded and described as follows:

Being in Range Fourteen (14), Township Four (4), Section Four (4), and part of Lot Number Twenty-seven (27) U.S.M. Lands and commencing at a stone in the West line of said lot, where the road leading from Appleton to Utica (Township Road #4) crosses said line;

Thence North 55° East, Fifty-eight and Twenty-four (58.24) rods along the center of said road to a stone;

Thence South 61.5° East Sixty-two and 50/100 rods to a stone in the East line of said lot;

Thence South, to the Southeast corner of said lot;

Thence West, One Hundred Two (102) rods to the Southwest corner of said lot;

Thence North to the Place of Beginning, estimated to Contain 30 acres, more or less.

Reference is hereby made to the certificated for transfer of real estate in the Estate of John Miles, deceased, of record in Deed Book 830, Page 440, in the Licking County Recorder's Office.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Being situated in Lot 27, Quarter Township 4, Township 4, Range 14, of the U.S.M. Lands, and part of the real estate conveyed in Deed Book 831, Page 499, as follows:

Beginning at a wood corner post at the Southeast corner of Lot 27;

Thence North 01° 34' 36" East, and along the East line of Lot 27 a distance of 599.48 feet to a ½ inch rebar;

Thence North 60° 59' 36" a distance of 324.00 feet to a point being the True Place of Beginning of the tract herein described;

Commonly known as: 6017 Van Fossen Road, Johnstown, Ohio 43031

Prior Instrument Reference: 201207120015460 and 201207120015461 of the Official Records of Licking County, Ohio.