

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

SEP 27 2017

905.20
MEX



201700003851 Pages: 3
Filed for Record in CARROLL County, Ohio
PATRICIA J. OYER, Recorder
09/27/2017 02:41 PM Recording Fees: \$36.00
DEED OR Book: 125 Pages: 592 - 594

LYNN FAIRCLOUGH

AUDITOR

"APPROVED DEED FOR TRACT
DESCRIPTION ONLY"

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

Subcast by dw DEPUTY

9-27-17

STONEHAWK LAW OFFICE CO LPA
PICK-UP
63 SECOND ST SW
CARROLLTON, OH 44615

Trustees' Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK J. LOCKER AND JOYCE L. LOCKER TRUSTEES OF THE FREDERICK J. LOCKER AND JOYCE L. LOCKER REVOCABLE LIVING TRUST dated July 16, 2012, the Grantors, claiming title by or through instrument recorded in Official Record Book 84, Page 3864, Carroll County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to their full satisfaction of **IPSON ENTERPRISES, LLC**, the Grantee, whose tax mailing address will be 250 West Mohawk Drive, Malvern, Ohio 44644 do:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assigns, the following described premises, situated in the Township of Harrison, County of Carroll, and State of Ohio:

Being the Southwest Quarter of Section 5, Township 15 of Range 6 and being part of a 0.097 acre tract (Tract 8) part of a 27.509 acre tract (Tract 6) and being part of a 2.794 acre tract (Tract 7) as conveyed to Frederick J. Locker and Joyce L. Locker Trustees of the Frederick J. Locker and Joyce L. Locker Revocable Living Trust as recorded in Official Record Volume 84, Page 3862 and being more particularly described as follows:

Beginning at a stone monument with a "+" found on the Northeast corner of the Southwest Quarter of Section 5,

Thence N 86° 38' 35" W, a distance of 1549.08 feet to a deed corner (passing over a 3/4" iron pipe found at a distance of 1541.20 feet and said point being north of the quarter section line);

Thence S 12° 53' 48" E along the east line of lands now or formerly owned by Jacob and Susan Dewell (OR 12/2435) and along the east line of lands now or formerly owned by David and Christine McLean (OR 76/4432, a distance of 375.68 feet to a 3/4" iron bar set, said point being the TRUE PLACE OF BEGINNING;

- 1) Thence N 74° 19' 10" E along a New Division Line, a distance of 207.94 feet to a 3/4" iron bar set;
- 2) Thence N 83° 25' 35" E along a New Division Line, a distance of 205.46 feet to a 3/4" iron bar set;
- 3) Thence S 25° 25' 00" E along a New Division Line, a distance of 283.26 feet to a 3/4" iron bar set;
- 4) Thence S 15° 39' 10" E along a New Division Line, a distance of 112.14 feet to a 1/2" iron bar found;
- 5) Thence S 85° 33' 15" W along the north line of lands now or formerly owned by Helen McDaniel (93/977), a distance of 483.95 feet to a 3/4" iron bar set and passing over a 3/4" iron bar found at a distance of 444.14 feet, said point being the southwest corner of said Locker Tract 6;
- 6) Thence N 12° 53' 48" W along the east line of said McLean lands, a distance of 329.93 feet to the TRUE PLACE OF BEGINNING and containing 3.780 acres of land, more or less, of which 2.412 acres are part of Tract 6, 1.324 acres are part of Tract 7 and 0.044 acres are part of Tract 8 as surveyed by David Bodo & Associates, Inc. in December, 2015, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made on January 28, 2014 by David Bodo & Associates, Inc.

Note: All iron bar set are 3/4" in diameter rebar by 30" long with a plastic surveyors cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated December 1, 2015.

Permanent Parcel Nos.: Split from 15-0000489.002; 15-0000489.000; and 15-0000489.001

GRANTORS HEREBY RESERVE ALL MINERALS AND MINERAL INTERESTS UNDERLYING THE ABOVE DESCRIBED PARCELS.

GRANTORS ALSO GRANTS AND ASSIGNS TO GRANTEE ALL OF THEIR INTEREST IN AN EASEMENT FOR INGRESS AND EGRESS FILED FOR RECORD IN THE CARROLL COUNTY RECORDER'S OFFICE ON THE 28TH DAY OF MARCH, 2014 AT 2:59 P.M. AND RECORDED IN OR BOOK 101 AT PAGE 3179.

GRANTORS ALSO GRANTS AND ASSIGNS TO GRANTEE ALL OF THEIR INTEREST IN AN EASEMENT FOR INGRESS AND EGRESS FILED FOR RECORD IN THE CARROLL COUNTY RECORDER'S OFFICE ON THE 28TH DAY OF MARCH, 2014 AT 2:59 P.M. AND RECORDED IN OR BOOK 101 AT PAGE 3185.

SUBJECT TO A JOINT DRIVEWAY AND MAINTENANCE AGREEMENT FILED FOR RECORD IN THE CARROLL COUNTY RECORDER'S OFFICE ON THE 14TH DAY OF NOVEMBER, 2011 AT 11:14 A.M. AND RECORDED IN BOOK 6 AT PAGE 216.

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his separate heirs and assigns forever.

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantee, his heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantors will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantors hereunto set their hands the 27th day of September, 2017.

**GRANTORS:
THE FREDERICK J. LOCKER AND
JOYCE L. LOCKER REVOCABLE
LIVING TRUST dated July 16, 2012**

Frederick J. Locker, TRUSTEE
FREDERICK J. LOCKER, TRUSTEE

Joyce L. Locker, TRUSTEE
JOYCE L. LOCKER, TRUSTEE

STATE OF OHIO)
) SS:
CARROLL COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named, **Frederick J. Locker and Joyce L. Locker**, and acknowledged that they did sign this instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
27th day of September, 2017.



WILLIAM J. STONEMAN
Notary Public, State of Ohio
My Commission Expires 05-14-2021


NOTARY PUBLIC

This Instrument Prepared By:
Stoneman Law Office Co, LPA
63 2nd Street SW, P.O. Box 326
Carrollton, OH 44615