



#### Legal Description

Situated in the Township of Pease, County of Belmont and State of Ohio, and bounded and described as follows: Being Lot No. 153 in A.C. Johns Subdivision to the Village of Yorkville, Ohio, as the same is recorded in Plat Cabinet B, Slide 77, Plat Records, Jefferson County, Ohio, and Plat Book #8, Page 4 (Cabinet B, Slide 146) of the Plat Records of Belmont County, Ohio. Excepting and reserving the coal and mining rights

heretofore conveyed. The Granters have knowledge of the following facts:

1. That the garage on the adjoining lot (previously owned by Julia Olszowy) encroaches upon the above-described lot. 2. That for purposes of repair and maintenance, it is necessary from time to time for the owners of the adjoining lot (previously owned by Julia Olszowy) to place ladders, scaffolds on the property described above. Therefore, this conveyance is made subject: 1. To the possible encroachment by said garage and 2. An easement exists in favor of said adjoining owners to enter upon the conveyed premises for purposes of maintenance and repair.

Permanent Parcel Number(s): 25-00166.000

Premises commonly known as: 435 Sinclair Ave, Yorkville, OH 43963

KIKO Auctioneers

(330) 455-9357

[www.kikoauctions.com](http://www.kikoauctions.com)