

Parcel No: 134-40-00-013-000  
File No.: 07Q0054-1

SENT TO WO

## GENERAL WARRANTY DEED

Mary Alice Grooms, a married woman whose husband is Forrest C. Grooms and Jay R. Conrad, a married man whose wife is Dixie Conrad and Tracy E. Conrad, a married man whose wife is Shirley L. Conrad, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Dublin, Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 222, Page 343  
Auditor's Parcel No.: 134-40-00-013-000

Forrest C. Grooms, Dixie Conrad and Shirley L. Conrad hereby execute this deed for the sole purpose of releasing their respective dower interests therein.

Executed this 6<sup>th</sup> day of August, 2007.

*Mary Alice Grooms*

Mary Alice Grooms

*Forrest C. Grooms*

Forrest C. Grooms

*Jay R. Conrad*

Jay R. Conrad

*Dixie Conrad by Jay R. Conrad*  
Dixie Conrad by Jay R. Conrad,  
her Attorney in Fact

*Tracy E. Conrad*

Tracy E. Conrad

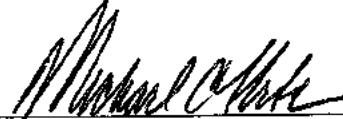
*Shirley L. Conrad*

Shirley L. Conrad

200700003485  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
08-08-2007 At 02:53 pm.  
DEED 44.00  
DR Book 303 Page 197 - 200

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 6<sup>th</sup> day of August, 2007 by Mary Alice Grooms and Forrest C. Grooms, Husband and Wife, by Jay R. Conrad and Jay R. Conrad, as Attorney in Fact for Dixie Conrad, individually, and by Tracy E. Conrad and Shirley L. Conrad, Husband and Wife, Grantors herein.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

LA\Mike\07Q0054-1 Nature Conservancy - Conrad\deed.doc



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.





# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

Instrument Book Page  
200700003485 OR 303 199

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

Jay R. Conrad,  
Tracy E. Conrad and  
Mary Alice Grooms  
27.352 Acres

APPROVED FOR TRANSFER  
APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 08-08-07 BY RP  
Par. # 134-40-00-013  
DAVID C. CONNOR, ENGINEER  
DAVID C. HOOK, P.E., P.S.

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey No. 15060, and also being a new survey of the Original 24.4 Acres, owned by Jay R. Conrad, Tracy E. Conrad, and Mary Alice Grooms, as recorded in O. R. 222, page 343 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Shivener Road (T-410) and also at a corner to 0.114 acres of Michael R. and Jacquelyn B. Davis (Deed Book 283, page 194); thence continuing with said centerline for the next three calls, S 20 deg 40 min 00 sec E 29.94 feet to a spike (set); thence S 16 deg 00 min 00 sec W 55.90 feet to a spike (set); thence S 23 deg 47 min 00 sec W 255.94 feet to a spike (set) in the centerline of said Shivener Road and also at a corner to 1.01 acres of Michael R. and Jacquelyn B. Davis (Deed Book 283, page 194); thence continuing with said Davis' line, S 67 deg 38 min 00 sec E 17.75 feet to a 5/8" iron pin (set) in the line of said Davis and in the line of 1.06 acres of George E. and Gayla C. Miranda (O. R. 6, page 289); thence continuing with said Miranda's line for the next three calls, S 11 deg 26 min 20 sec W 595.03 feet to a 5/8" iron pin (set); thence N 88 deg 09 min 38 sec W 46.02 feet to a 5/8" iron pin (set); thence S 09 deg 09 min 22 sec W 82.89 feet to 5/8" iron pin (set) at a corner to said Miranda and also in the line of 9.32 acres of Robert K. and Julie B. Saunders (O. R. 159, page 100); thence continuing with said Saunders' line for the next three calls, S 88 deg 41 min 22 sec W 221.42 feet to a 5/8" iron pin (set); thence S 76 deg 19 min 24 sec W 136.91 feet to a 1" iron pipe (found); thence S 52 deg 35 min 59 sec W 571.12 feet to a 1" iron pipe (found) at a corner to said Saunders and also in the line of 26.25 acres of Charles R. Rogers and Jonathon R. Rogers (O. R. 195, page 599); thence continuing with said Rogers' line, N 42 deg 22 min 04 sec W 540.15 feet to a 5/8" iron pin (set) at a corner to said Rogers and also at a corner to 2 acres of Charles R. Rogers and Jonathon R. Rogers (O. R. 195, page 599) and also at a corner to 200.00 acres of the Cincinnati Museum of Natural History (Deed Book 268, page

194); thence continuing with said 200.00 acres for the next three calls, N 27 deg 39 min 45 sec E 620.10 feet to a 5/8" iron pin (set); thence N 46 deg 08 min 58 sec E 364.31 feet to a 5/8" iron pin (set); thence N 49 deg 10 min 45 sec E 412.80 feet to 5/8" iron pin (found) at a corner to said Cincinnati Museum of Natural History and also at a corner to 28.078 acres of the Cincinnati Museum of Natural History (Deed Book 268, page 194); thence continuing with the line of the 28.078 acres for the next two calls, S 70 deg 44 min 43 sec E 269.62 feet to a 5/8" iron pin (set); thence S 88 deg 02 min 51 sec E 323.58 feet to the beginning, containing 27.352 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record if any.

Bearings are based upon the S 23 deg 47 min 00 sec W line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on July 20, 2007 and found in File No. A-07-133.

Filename: jconrad27352a07133c

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

AUG 08 2007

CONVEYANCE FEE 216.00  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 8-7-17 By: RB  
Par. #: 107-49 & 121-7  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

AUG 07 2017  
CONVEYANCE FEE \$860.00  
TRANSFER FEE \$1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201700002418  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
08-08-2017 At 09:09 am.  
DEED 68.00  
OR Book 489 Page 318 - 324

Parcel No.: 107-00-00-049.000 and 121-00-00-007.000  
File No.: 17Q0002-1

## FIDUCIARY DEED

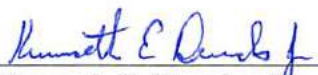
(2)

**Kenneth E. Dundes Jr., Executor of the Estate of Joyce L. Dundes**, by the power of sale conferred by Case No. 20161126, Adams County, Ohio Probate Court and every other power, for One Dollar (\$1.00) paid, grants, with fiduciary covenants to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 290, Page 387, Deed Book 241, Page 585  
and Deed Book 261, Page 372

**Executed** this 2<sup>nd</sup> day of August, 2017 by Kenneth E. Dundes Jr., Executor of the Estate of Joyce L. Dundes, as duly authorized

  
Kenneth E. Dundes Jr., Executor of the  
Estate of Joyce L. Dundes

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public in and for said county and state this 2<sup>nd</sup> day of August, 2017 by Kenneth E. Dundes Jr., Executor of the Estate of Joyce L. Dundes, for and on behalf of said Estate.



Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

# McCARTY ASSOCIATES, LLC

## ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND  
213 N. HIGH ST., HILLSBORO, OHIO 45133    PH 937-393-9971    FAX 937-393-2480  
Michael L. McCarty, P.E., P.S.    Thomas E. Purcell, P.S.    Loren M. Puckett, P.E.    Jerrold B. Bradley, AIA

File No. S17-200  
July 26, 2017

### LEGAL DESCRIPTION

The Nature Conservancy  
71.490 Acres Tract

Situated in the Township of Brush Creek, County of Adams, State of Ohio, being a part of V.M.S. Nos. 2614 and 2615, being all of the 55.17 acres "Parcel I" (Parcel No. 107-00-00-049.000) and all of the 16.45 acres "Parcel II" (Parcel No. 121-00-00-007.000) as conveyed to Joyce L. Dundes and recorded in Deed Book 290, Page 387 of the Adams County Recorder's Office, and being further bounded and described as follows:

Commencing at a point in at the centerline intersection of Cedar Mills Road (County Road No. 6D) and State Route 348;

thence with the centerline of State Route 348 N 67°53'45" E, a distance of 81.70 feet to a mag nail (set) near the center of a bridge marking a southeasterly corner to a 2.558 acres tract as conveyed to Adams County Historical Society, Inc. (D.B. 275, Page 690), said mag nail being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 300,990.892 feet, Easting 1,714,110.633 feet South Zone and based upon NAD 83 (2011);

thence with the easterly line of the aforesaid 2.558 acres tract for the next three calls:

1) N 11°46'45" E, a distance of 158.65 feet to a point on the northerly edge of Cedar Run, from which a 5/8" iron pin (set) bears S 37°03'43" E, a distance of 52.79 feet;

2) N 68°26'45" E, a distance of 230.00 feet to a point on the northerly edge of Cedar Run, from which a 5/8" iron pin (set) bears S 26°29'18" E, a distance of 26.01 feet;

3) N 47°01'45" E passing a southerly corner to and continuing with a southeasterly line of a 185.708 acres tract as conveyed to The Nature Conservancy (D.B. 266, Page 462), a distance of 540.00 feet to a point on the westerly edge of Cedar Run, from which a 5/8" iron pin (set) bears S 46°42'17" E, a distance of 53.09 feet;

thence with the southeasterly lines of the aforesaid 185.708 acres tract for the next eleven calls:

1) N 07°16'45" E, a distance of 330.00 feet to a point on the westerly edge of Cedar Run;

2) N 84°21'45" E, a distance of 250.00 feet to a point in Cedar Run, from which a 5/8" iron pin (set) bears S 7°00'56" W, a distance of 135.92 feet;

3) N 10°46'45" E, a distance of 275.00 feet to a point in Cedar Run, from which a 5/8" iron pin (set) bears S 20°28'47" E, a distance of 106.64 feet;

4) N 38°26'45" E, a distance of 65.00 feet to a point in Cedar Run;

5) N 65°46'45" E, a distance of 70.00 feet to a point in Cedar Run;

6) S 85°13'15" E, a distance of 280.00 feet to a point in Cedar Run, from which a 5/8" iron pin (set) bears S 2°15'58" E, a distance of 66.02 feet;

7) N 61°46'45" E, a distance of 240.00 feet to a point;

8) S 38°33'15" E, a distance of 60.00 feet to a point on the northerly edge of Cedar Run, from which a 5/8" iron pin (set) bears S 18°08'55" W, a distance of 42.38 feet;

9) N 84°36'45" E, a distance of 160.00 feet to a point in Cedar Run, from which a 5/8" iron pin (set) bears S 1°57'41" W, a distance of 54.31 feet;

10) N 65°01'45" E, a distance of 215.00 feet to a point in Cedar Run, from which a 5/8" iron pin (set) bears S 35°11'39" E, a distance of 58.52 feet;

11) N 75°11'45" E, a distance of 242.20 feet to a point on the northerly edge of Cedar Run marking a northwesterly corner to an original 59.730 acres "Parcel I" as conveyed to The Nature Conservancy (D.B. 287, Page 87);

thence with the westerly line of the aforesaid original 59.730 acres "Parcel I" S 13°05'23" W passing a 5/8" iron pin (set) at 77.27 feet, a total distance of 789.25 feet to a 3/4" iron pin (found) marking a northwesterly corner of the 31.092 acres "Tract 1" as conveyed to Lennie O. Abbott (D.B. 288, Page 796);

thence with the westerly line of Abbot's 31.092 acres tract S 13°27'35" W, a distance of 566.74 feet to a 4" by 6" stone (found);

thence with another westerly line of Abbot's 31.092 acres tract S 12°47'30" W passing a 5/8" iron pin (set) at 727.48 feet, a total distance of 752.16 feet to bolt (found) in the centerline of State Route 348;

thence with the centerline of State Route 348 for the next five calls:

- 1) N 75°55'41" W, a distance of 151.57 feet to a spike (found) under the pavement;
- 2) N 73°45'17" W, a distance of 154.02 feet to a spike (found) under the pavement;

3) N 70°53'24" W, a distance of 192.55 feet to a spike (found) under the pavement;

4) N 66°42'08" W, a distance of 162.40 feet to a spike (found) under the pavement;

5) N 61°41'22" W, a distance of 107.01 to a mag nail (set) marking a northwesterly corner to an original 76.941 acres "Parcel II" as conveyed to The Nature Conservancy (D.B. 286, Page 288);

thence with the westerly line of the aforesaid original 76.941 acres "Parcel II" S 09°04'20" W passing a 3" by 6" stone (found) at 28.61 feet and a 5/8" iron pin (set) at 848.15 feet, a total distance of 872.03 feet to a point in a unnamed stream marking a corner to a 5.920 acres "Parcel II" as conveyed to Randall L. Ely and Kristin A. Ely (O.R. 82, Page 491);

thence with a northerly line of Ely's 5.920 acres "Parcel II" N 54°41'34" W passing a northerly corner to a 4.007 acres as conveyed to Vernon Hartman and Shirley Hartman (O.R. 21, Page 718) and a northeasterly corner to and continuing with the northeasterly line of a 7.497 acres tract as conveyed to Vernon M. Hartman and Shirley J. Hartman (D.B. 298, Page 431), passing a northeasterly corner to and continuing with the northeasterly line of a 9.305 acres tract as conveyed to Tammy Jo Hildebrand (O.R. 179, Page 94), a distance of 1277.28 feet to a 5/8" iron pin (set) on the easterly edge of Cedar Run marking a southeasterly corner to a 2.08 acres tract as conveyed to Rebecca K. Hardyman and Justin M. Hardyman (O.R. 477, Page 720);

thence with an easterly line of Hardyman's 2.08 acres tract N 43°08'45" E, a distance of 306.94 feet to a 5/8" iron pin (set) on the easterly edge of Cedar Run;



thence with a northeasterly line of Hardyman's 2.08 acres tract N 11°53'15" W, a distance of 177.75 feet to the true point of beginning, containing 71.490 acres of land.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 73° 30' 46.0") between National Geodetic Survey Control Monuments "ADA" and "W 79" and derived from GPS observations taken June 16, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2017, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-200 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



*Jason C. McConnaughey*

Jason C. McConnaughey, P.S. 8509

CONVEYANCE FEE 151.60  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201600001332  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-13-2016 At 01:35 pm.  
DEED 36.00  
DR Book 466 Page 538 - 540

{00150157-1}



## TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937.544.5262

ERIC BERNARD  
21.045 ACRES

BEING SITUATED IN THE TOWNSHIP OF JEFFERSON, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 16041, 14354, 14654, 14146 & 15280 & BEING PART OF ORIGINAL 29.045 ACRES OWNED BY ERIC BERNARD IN O.R.316 PG.215 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE OF SUNSHINE RIDGE ROAD AND BEING A CORNER TO ORIGINAL 44.559 ACRES OWNED BY TRENTON W. GOETZ IN O.R.328 PG.841 AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE N 54°55'11" E A DISTANCE OF 331.06' TO A SPIKE SET;

THENCE WITH THREE DIVISION LINES S 73°42'22" E A DISTANCE OF 191.33' TO A 5/8" REBAR SET;

THENCE S 87°18'36" E A DISTANCE OF 327.72' TO A 5/8" REBAR SET;

THENCE N 01°02'49" E A DISTANCE OF 933.00' TO A 5/8" REBAR SET IN THE LINE OF 101.513 ACRES OWNED BY JAMES A. FENSTEMAKER IN O.R.313 PG.514; THENCE WITH SAID FENSTEMAKER N 69°45'01" E A DISTANCE OF 817.16' TO A STONE FOUND BEING A CORNER TO 42.475 ACRES IN O.R.363 PG.263 & ORIGINAL 165.743 ACRES IN O.R.408 PG.802 OWNED BY THE NATURE CONSERVANCY;

THENCE WITH THE NATURE CONSERVANCY S 03°42'13" W A DISTANCE OF 1272.03' TO A 5/8" REBAR FOUND BEING A CORNER TO AFOREMENTIONED GOETZ; THENCE WITH SAID GOETZ S 87°23'40" W A DISTANCE OF 1485.00' TO A SPIKE FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 21.045 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S 03°42'13" W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON MAY 2, 2016 AS FOUND IN FILE NO. 16-068.

APR 18 2018

CONVEYANCE FEE 282.30  
TRANSFER FEE 1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 4-18-18 By: h/b  
Par.# 164-19+P1021  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201800001130  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-18-2018 At 10:39 am.  
DEED 84.00  
OR Book 502 Page 569 - 577

Parcel No.: Pt. 164-00-00-019.000 and Pt. 164-00-00-021.000  
File No.: 17Q0038-1

## GENERAL WARRANTY DEED

Bradley S. Gray, a.k.a. Bradley Gray and Jody Adams Gray, Husband and Wife  
for valuable consideration paid, grants and conveys with general warranty covenants, to **The  
Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors  
and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin,  
Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 236, Page 773 and  
Official Record 273, Page 54

Executed this 16<sup>th</sup> day of April, 2018.

BM 58  
Bradley S. Gray, a.k.a. Bradley Gray

Jody Adams Gray  
Jody Adams Gray

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instruction was acknowledged before me, a notary public in and for said  
county and state this 16<sup>th</sup> day of April, 2018 by Bradley S. Gray, a.k.a. Bradley Gray and Jody  
Adams Gray, Grantors herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



**EXHIBIT "A"**

**Parcel I:**

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 3669 and also being a part of the original 65.7 acres owned by Wilderness Hills Lake LLC as recorded in O.R. 247, P. 112 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found in the centerline of Blue Creek Road (C-18) and also a corner to 44.867 acres of Bradley Gray and Jody Adams (O.R. 236, P. 773) and also in the west line of the original 65.7 acres; thence with said Gray and Adams' line, N 09 deg 20 min 55 sec E 425.87 feet to a stone found at a corner to said Gray and Adams and in the line of 53.68 acres of Patricia Groves (O.R. 203, P. 069); thence with said Groves' line, S 79 deg 28 min 33 sec E, passing a 1/2" iron pin set at 551.45 feet, a total distance of 576.45 feet to a spike set in the centerline of the aforementioned Blue Creek Road and also a corner to said Groves; thence with said centerline and division lines through the original 65.7 acres for the next seven calls, S 66 deg 21 min 05 sec W 54.53 feet to a spike set; thence S 68 deg 39 min 07 sec W 133.98 feet to a spike set; thence S 68 deg 24 min 50 sec W 107.98 feet to a spike set; thence S 59 deg 43 min 27 sec W 90.05 feet to a spike set; thence S 50 deg 22 min 59 sec W 125.65 feet to a spike set; thence S 62 deg 06 min 07 sec W 83.88 feet to a spike set; thence S 70 deg 27 min 29 sec W 118.95 feet to the beginning. CONTAINING 2.739 ACRES more or less and subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 70 deg 27 min 29 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on April 11, 2006 and found in File No. A-06-66.

164-00-00-019.000

**Parcel II:**

Beginning at a stone, said stone being the Northeast corner of a 111.369 acres of land, of which this is a part; thence with the east line S 0 deg 08' 03" E 428.85 feet to a railroad spike set in the centerline of Blue Creek Road; thence with the centerline of Blue Creek Road the following calls, S 60 deg 30' 50" W 110.07 feet to a point; thence S 51 deg 26' 30" W 96.50 feet to a point; thence S 39 deg 59' 50" W 80.70 feet to a point; thence S 34° 16' 10" W 95.23 feet to a point; thence S 30 deg 54' 00" W 200.15 feet to a point; thence S 28 deg 43' 55" W 228.24 feet to a railroad spike set in the centerline of the said road. Thence N 53 deg 20' 51" W 242.85 feet to an iron pin and passing through an iron pin at 17.87 feet; thence N 89 deg 24' 39" W 1569.59 feet to an iron pin said iron pin being in the west line of the last mentioned property; thence with the west line N 2 deg 24' 12" W 894.84 feet to an iron pin; thence East 2289.79 feet to the beginning and containing 44.867 acres and part of F.M.S. No. 3669; and being recorded in Vol. 222 at page 122 of the Adams County Records of Deeds.

The above described tract of land was surveyed by Russell O. Montgomery, Surveyor No. 5899 on March the 19th, 1977.

164-00-00-021.000

**SAVE AND EXCEPTING THEREFROM the 14.000 acre tract more particularly described on Exhibit "A-1" attached hereto and made a part hereof.**

**Parcel III:**

Grantors grant to the Grantees an easement in favor of the Grantees more particularly described on Exhibit "A-2" attached hereto and made a part hereof.

EXHIBIT "A-1"

# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND  
213 N. HIGH ST., HILLSBORO, OHIO 45133    PH 937-393-9971    FAX 937-393-2480  
Michael L. McCarty, P.E., P.S.      Thomas E. Purtell, P.S.      Loren McPuckett, P.E.      Jerrold B. Bradley, AIA

File No. S17-202  
July 26, 2017

## LEGAL DESCRIPTION

The Nature Conservancy  
14.000 Acres Tract

Situated in the Township of Brush Creek, County of Adams, State of Ohio, being a part of V.M.S. No. 3669, being (14.000 acres) of the 44.867 acres tract as conveyed to Bradley Gray and Jody Adams Gray and recorded in Deed Book 236, Page 723 of the Adams County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) marking the centerline intersection of Moon Hollow Road (Township Road No. T-415) and Blue Creek Road (County Road No. 18-C);

thence with the centerline of Blue Creek Road for the next 26 calls:

- 1) S 27°33'16" W, a distance of 30.05 feet to a mag nail (found);
- 2) S 38°09'51" W, a distance of 59.46 feet to a point;
- 3) S 49°31'13" W, a distance of 54.96 feet to a point;
- 4) S 61°43'27" W, a distance of 79.44 feet to a mag nail (found);
- 5) S 65°55'45" W, a distance of 90.42 feet to a point;
- 6) S 69°37'44" W, a distance of 105.63 feet to a mag nail (found);
- 7) S 68°09'59" W, a distance of 101.67 feet to a mag nail (found);
- 8) S 64°15'44" W, a distance of 91.59 feet to a mag nail (found);

- 9) S 57°02'46" W, a distance of 72.60 feet to a mag nail  
(found);
- 10) S 52°26'40" W, a distance of 73.33 feet to a point;
- 11) S 58°40'04" W, a distance of 76.11 feet to a point;
- 12) S 65°54'11" W, a distance of 56.05 feet to a mag nail  
(found);
- 13) S 68°29'40" W, a distance of 80.65 feet to a mag nail  
(found);
- 14) S 55°51'52" W, a distance of 65.92 feet to a mag nail  
(found);
- 15) S 57°52'16" W, a distance of 67.29 feet to a mag nail  
(found);
- 16) S 65°58'52" W, a distance of 65.22 feet to a point;
- 17) S 69°27'29" W, a distance of 89.72 feet to a mag nail  
(found);
- 18) S 66°15'25" W, a distance of 103.08 feet to a mag nail  
(found);
- 19) S 63°22'38" W, a distance of 130.28 feet to a mag nail  
(found);
- 20) S 62°19'45" W, a distance of 54.55 feet to a mag nail  
(found);
- 21) S 64°41'04" W, a distance of 134.02 feet to a spike (found)  
under the pavement;
- 22) S 64°26'31" W, a distance of 107.99 feet to a spike (found)  
under the pavement;
- 23) S 55°46'18" W, a distance of 90.01 feet to a spike (found)  
under the pavement;
- 24) S 46°22'57" W, a distance of 125.75 feet to a spike (found)  
under the pavement;
- 25) S 57°51'54" W, a distance of 83.67 feet to a spike (found)



under the pavement;

26) S 66°25'20" W, a distance of 119.24 feet to a mag nail (found) marking a corner to the 44.867 acres tract and the 2.739 acres tract of which this is a part said mag nail being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 268,378.247, Easting 1,722,722.481 feet South Zone and based upon NAD 83 (2011);

thence continuing with the Blue Creek Road for the next 6 calls:

1) S 65°12'19" W, a distance of 109.92 feet to a spike (found) under the pavement;

2) S 56°28'53" W, a distance of 96.38 feet to a spike (found) under the pavement;

3) S 44°40'23" W, a distance of 80.98 feet to a spike (found) under the pavement;

4) S 38°49'12" W, a distance of 95.27 feet to a spike (found) under the pavement;

5) S 35°47'39" W, a distance of 199.86 feet to a spike (found) under the pavement;

6) S 33°34'47" W, a distance of 228.25 feet to a railroad spike (found) marking a northeasterly corner to a 47.011 acres "Tract I" as conveyed to Narhteki Sara Maddy (O.R. 452, Page 501);

thence with a northeasterly line of the aforesaid 47.011 acres "Tract I" N 48°34'27" W passing a 5/8" iron pin (set) at 15.00 feet, a total distance of 239.62 feet to a 1 1/2" iron pipe (found);

thence with the northerly line of the aforesaid 47.011 acres "Tract I" N 84°18'35" W, a distance of 276.10 feet to a

5/8" iron pin (set);

thence with a new division line through the 44.867 acres tract of which this is a part N 04°53'09" E, a distance of 740.42 feet to a 5/8" iron pin (set);

thence continuing with a new division line through the 44.867 acres tract of which this is a part S 85°06'51" E, a distance of 958.89 feet to a 5/8" iron pin (set) in the easterly line of the 44.867 acres tract of which this is a part and the westerly line of the 2.739 acres tract as conveyed to Bradley S. Gray and Jody Adams Gray (O.R. 273, Page 54);

thence with the line between the 44.867 acres tract of which this is a part and the aforesaid 2.739 acres tract S 05°19'53" W passing a 5/8" iron pin (set) at 239.71 feet, a total distance of 259.71 feet to the true point of beginning, containing 14.000 acres of land.

**EXHIBIT "A-2"**

The Grantors grant to the Grantee over the above-described 14.000 acre tract an easement in favor of the Grantee as set forth below:

Subject to an easement 20 feet in width for pedestrian and vehicular ingress and egress over an across the above described 14.000 acres tract from Blue Creek Road (County Road No. 18-C) to the northerly line of the above described 14.000 acres tract and in a southerly line of a 33.381 acres tract, and being further bounded and described as follows:

Commencing at a mag nail (found) in the centerline of Blue Creek Road (County Road No. 18-C) marking a corner between the above described 14.000 acres tract and the 33.381 acres tract;

thence with the centerline of Blue Creek Road S 65°12'19" W, a distance of 109.92 feet to a spike (found) under the pavement;

thence continuing with the centerline of Blue Creek Road S  $56^{\circ}28'53''$  W, a distance of 59.08 feet to a point marking the true point of beginning of the easement here in described and having Ohio State Plane Coordinates Northing 268,299.529 feet, Easting 1,722,573.444 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of said easement for the next 6 calls:

- 1) N  $04^{\circ}48'56''$  W, a distance of 42.28 feet to a railroad spike (set);
- 2) N  $48^{\circ}06'45''$  E, a distance of 128.04 feet to a railroad spike (set);
- 3) N  $35^{\circ}44'44''$  E, a distance of 19.37 feet to a railroad spike (set);
- 4) N  $16^{\circ}42'22''$  E, a distance of 28.61 feet to a railroad spike (set);
- 5) N  $03^{\circ}20'53''$  E, a distance of 57.01 feet to a railroad spike (set);
- 6) N  $22^{\circ}19'15''$  E, a distance of 119.73 feet to a point in the northerly line of the above described 14.000 acres tract and in a southerly line of a 33.381 acres tract marking the terminus point of said easement.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az  $107^{\circ} 40' 24.5''$ ) between National Geodetic Survey CORS Station "OHAD" and McCarty Associates Geodetic Survey Monument "BLUE CREEK (4001)" and derived from GPS observations taken June 21, 2017, utilizing Trimble R8 GPS equipment and National Geodetic Survey OPUS Solution.

Land surveyed in July 2017, under the direction of Thomas E. Purtell, Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S17-202 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



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Thomas E. Purtell, P.S. 6519



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

JUL 09 2018

CONVEYANCE FEE 236.70  
TRANSFER FEE 1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

*New Survey*  
APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 7-9-18 By: MB  
Par.# 148-33034  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201800002035  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
07-09-2018 At 02:06 PM.  
DEED      60.00  
OR Book      507 Page 172 - 177

Parcel No.: 148-00-00-033.000 and 148-00-00-034.000  
File No.: 18Q0001-1

## GENERAL WARRANTY DEED

(2)

**Robert A. Jordan Jr. and Patricia A. Jordan**, Husband and Wife for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference:      Deed Book 287, Page 226 and  
   Official Record 212, Page 400

Executed this 5<sup>th</sup> day of July, 2018.

*Robert A. Jordan Jr.*  
Robert A. Jordan Jr.  
*Patricia A. Jordan*  
Patricia A. Jordan

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instruction was acknowledged before me, a notary public in and for said county and state this 5<sup>th</sup> day of July, 2018 by Robert A. Jordan Jr. and Patricia A. Jordan, Grantors herein.



Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

ROBERT A., JR. & PATRICIA A. JORDAN (GRANTORS)  
19.722 ACRES

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey Number 8268, and also being a consolidation of all of the original 6.10 acre tract (O. R. Volume 212, Page 400, Adams County Official Records, Parcel Number 148-00-00-033.000) and all of the original 13.62 acre tract (Deed Book 287, Page 226, Adams County Deed Records, Parcel Number 148-00-00-034.000) conveyed to Robert A., Jr. and Patricia A. Jordan, and being bounded and described as follows:

Beginning at a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of Tulip Road (C-9C) (60.00' R/W), said spike bears N.49Deg.22'53"E. 18.86 feet from a reference ¼ inch diameter by 2 inch long iron spike (set) at the intersection of the centerlines of said Tulip Road and Cline Road (T-226) (40.00' R/W), said spike being the southeast corner of a 25.213 acre tract conveyed to David and Judy Heisler (Deed Book 281, Page 614, A.C.D.R., Parcel Number 148-00-00-026.000), said spike also being a corner of a 1.173 acre tract conveyed to Mary J. Heisler (O. R. Volume 93, Page 60, A.C.O.R., Parcel Number 148-00-00-027.000), said spike also being a corner of an original 28.211 acre tract conveyed to Mary J. Heisler (O. R. Volume 93, Page 57, A.C.O.R., Parcel Number 148-00-00-027.000);

thence leaving the centerline of said Tulip Road and with said original 28.211 acre tract conveyed to said Mary J. Heisler for the next two (2) calls, S.78Deg.58'08"E. 710.41 feet to a 1 inch diameter iron pipe (found);

thence S.79Deg.20'18"E. 270.78 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 10.94 acre tract conveyed to The Nature Conservancy (Deed Book 278, Page 93, A.C.D.R., Parcel Number 148-00-00-028.000);

thence with said 10.94 acre tract conveyed to said The Nature Conservancy, S.18Deg.25'57"E. 80.38 feet to a 1 inch diameter iron pipe (found) in the centerline of said Cline Road, said pipe being the point of beginning of the centerline of an existing 50.00 foot wide easement for ingress and egress previously conveyed in O. R. Volume 87, Page 315, A.C.O.R.);



thence leaving the centerline of said Cline Road and continuing with said 10.94 acre tract conveyed to said The Nature Conservancy and also being with the centerline of said 50.00 foot wide easement for ingress and egress, S.11Deg.50'00"W. 151.04 feet to a 1 inch pipe (found);

thence continuing with said 10.94 acre tract conveyed to said The Nature Conservancy and also being with a 14.92 acre tract conveyed to Brian S. and Janet K. Laib (O. R. Volume 309, Page 224, A.C.O.R., Parcel Number 148-00-00-031.000) and also continuing with the centerline of said 50.00 foot wide easement for ingress and egress, S.21Deg.53'14"W. 329.62 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence continuing with said 14.92 acre tract conveyed to said Brian S. and Janet K. Laib and also continuing with the centerline of said 50.00 foot wide easement for ingress and egress for the next six (6) calls, S.63Deg.53'14"W. 90.53 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence S.36Deg.19'14"W. 173.28 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence S.49Deg.26'14"W. 238.07 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence S.68Deg.16'14"W. 210.95 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence S.31Deg.27'14"W. 167.17 feet to a ¼ inch diameter by 6 inch long iron rebar (set);

thence S.43Deg.58'46"E. 208.77 feet to a ¼ inch diameter by 6 inch long iron rebar (set), said rebar being a corner of a 27.28 acre tract conveyed to Brian S. and Janet K. Laib (O. R. Volume 235, Page 303, A.C.O.R., Parcel Number 148-00-00-032.000), said rebar also being the point of termination of the centerline of said 50.00 foot wide easement for ingress and egress;

thence leaving the centerline of said 50.00 foot wide easement for ingress and egress and with said 27.28 acre tract conveyed to said Brian S. and Janet K. Laib, N.75Deg.27'43"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 13.92 feet, a total distance of 358.04 feet to a 1 inch diameter iron pipe (found) in the line of a 7.08 acre tract conveyed to Roy T. and Carolyn Heisler (Deed Book 292, Page 471, Tract Two, A.C.D.R., Parcel Number 148-00-00-037.000);

thence with said 7.08 acre tract conveyed to said Roy T. and Carolyn Heisler and also being with a 3.00 acre tract conveyed to Roy T. and Carolyn Heisler (Deed Book 292, Page 471, Tract 1, A.C.D.R., Parcel Number 148-00-00-036.000), N.16Deg.02'24"E. 898.16 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence continuing with said 3.00 acre tract conveyed to said Roy T. and Carolyn Heisler, S.89Deg.05'34"W. 444.10 feet to a 1 inch diameter iron pipe (found) in the line of a 74.751 acre tract conveyed to Daniel F. Getty (O. R. Volume 478, Page 127, A.C.O.R., Parcel Number 148-00-00-035.000);

thence with said 74.751 acre tract conveyed to said Daniel F. Getty, N.15Deg.41'34"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 350.22 feet and also passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said Tulip Road at 392.16 feet, a total distance of 508.32 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the line of said 25.213 acre tract conveyed to said David and Judy Heisler;

thence with said 25.213 acre tract conveyed to said David and Judy Heisler, S.78Deg.58'08"E. 74.38 feet to the place of beginning containing 6.115 acres from, and being all of, said original 6.10 acre tract (Parcel Number 148-00-00-033.000) and 13.607 acres from, and being all of, said original 13.62 acre tract (Parcel Number 148-00-00-034.000), thereby conveying a total of 19.722 acres and being subject to all legal rights-of-way and easements of record.



The above described 19.722 acre tract is subject to the above described 50.00 foot wide easement for ingress and egress.

Bearings are magnetic and based on the S.11Deg.50'00"W. line.

The undersigned Registered Professional Surveyor, Gerald Hart Wallingford, hereby certifies that (a) this survey and the property description set forth hereon are accurate and prepared from an actual on the ground survey of the real property owned by Robert A. and Patricia A. Jordan, shown hereon; (b) such survey was conducted by the Surveyor, or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as may be shown hereon, there are no encroachments on the Property or on the rights-of-way or easements appurtenant

to the Property or protrusions therefrom, there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area; (e) the Property has access to and from a public roadway; (f) all recorded easements/setback lines (if supplied by the Nature Conservancy) have been correctly platted hereon with applicable recording information; and (g) the boundaries, dimensions and other details shown hereon are true and correct.

The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on April 24, 2018.

  
Gerald Hart Wallingford  
Registered Land Surveyor Number 6658  




APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-5-17 By: MB  
Par.# 149-58, 59, 60, 62, 63  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

201700002763  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-05-2017 At 01:29 pm.  
DEED      84.00  
OR Book      491 Page      18 -      26

Parcel Nos.:      149-00-00-058.000, 149-00-00-059.000, 149-00-00-060.000,  
149-00-00-062.000 and 149-00-00-063.000  
File No.:      16Q0100-1

## GENERAL WARRANTY DEED

**Paul E. Knoop Jr. and Catherine H. Knoop**, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference:      Deed Book 349, Page 144

Executed this 25<sup>th</sup> day of August, 2017.

Paul E. Knoop Jr.  
Paul E. Knoop Jr.  
Catherine H. Knoop  
Catherine H. Knoop

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

SEP 05 2017

CONVEYANCE FEE 260  
TRANSFER FEE 250  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

STATE OF OHIO, COUNTY OF Hocking, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 25 day of August, 2017 by Paul E. Knoop Jr. and Catherine H. Knoop, Grantors herein.



Kathy Mosmeier  
Notary Public  
KATHY MOSMEIER  
NOTARY PUBLIC  
STATE OF OHIO  
Commission expires  
November 2, 2020

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

EXHIBIT "A"

Legal Description  
For File: 16Q0100-1

**Parcel One:**

Being situated in Military Survey Nos. 14765, 14495 and 16236 in the Township of Brush Creek, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road and the centerline of a 50 feet wide right of way hereby granted for the next fifteen calls, S 60 deg 02 min E a distance of 35.35 feet to a spike;

thence S 61 deg 50 min E a distance of 221.54 feet to a spike;  
thence S 70 deg 00 min E a distance of 128.74 feet to an iron pin;  
thence S 72 deg 43 min E a distance of 233.73 feet to an iron pin;  
thence N 59 deg 40 min E a distance of 169.97 feet to an iron pin;  
thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin;  
thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin;  
thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin;  
thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin;  
thence N 6 deg 40 min E a distance of 125.46 feet to an iron pin;  
thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin;  
thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin;  
thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin;  
thence N 75 deg 14 min E a distance of 186.79 feet to an iron pin;  
thence S 86 deg 28 min E a distance of 256.33 feet to an iron pin in said centerline and being the real point of beginning;

thence with said centerline of the 50 feet wide right of way for the next two calls, N 50 deg 57 min E a distance of 216.81 feet to an iron pin; thence N 27 deg 34 min E a distance of 91.42 feet to an iron pin in said centerline;

thence with two division lines through the original 363.91 acres, S 43 deg 14 min E, passing an iron pin at 26.47 feet, a total distance of 281.10 feet to an iron pin by a poplar;

thence S 11 deg 36 min W a distance of 489.43 feet to an iron pin and a corner to Ray Kenney;

thence with said Kenney's line, N 79 deg 27 min W a distance of 352.75 feet to an iron pin and a corner to said Kenney; thence with a division line through the original 363.91 acres, N 5 deg 58 min E, passing an iron pin at 379.16 feet, a distance of 404.17 feet to the beginning, containing 4.72 acres, more or less, being a part of the original 363.91 acres of the premises transferred to James Ditmer, et al, in Volume 248, Page 783 and subject to all legal highways and easements and included with and subject to the above mentioned 50 feet wide right of way to be used by grantor and grantee for ingress and egress to Cline Road.

A survey of this property was made by Keith C. Swearingen Surveyor No. 6215, West Union, Ohio, in April, 1980.

149-00-00-059-000

**Parcel Two:**

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek, in Military Survey Nos. 14765 & 14495 beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road and the centerline of an existing 50 feet wide right of way hereby granted for the next ten calls, S 60 deg 02 min E a distance of 35.35 feet to a spike;

Thence S 61 deg 50 min E a distance of 221.54 feet to a spike;  
Thence S 70 deg 00 min E a distance of 128.74 feet to an iron pin at the intersection of another 50 feet wide right of way;  
Thence S 72 deg 43 min E a distance of 233.73 feet to an iron pin;  
Thence N 59 deg 40 min E a distance of 169.97 feet to an iron pin;  
Thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin;  
Thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin;  
Thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin;  
Thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin;  
Thence N 6 deg 40 min E a distance of 100.46 feet to an iron pin in said centerline and being the real point of beginning;



**Thence with said centerline of the 50 feet wide right of way for the next six calls;**

**N 6 deg 40 min E a distance of 25.00 to an iron pin;**

**Thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin;**

**Thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin;**

**Thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin;**

**Thence N 75 deg 14 min E a distance of 186.79 feet to an iron pin;**

**Thence S 86 deg 28 min E a distance of 256.33 feet to an iron pin in said centerline;**

**Thence with two division lines through the original 363.91 acres, S 5 deg 58 min W, passing an iron pin at 25.01 feet a distance of 404.17 feet to an iron pin; thence N 88 deg 13 min W, passing an iron pin at 605.81 feet, a distance of 630.90 feet to the beginning, containing 4.88 acres of land, more or less, part of the original 363.91 acres of the premises transferred to James V. Ditmer, et al in Volume 248, Page 783, subject to all legal highways and easements, and subject to and included in the above mentioned 50 feet wide right of way from Cline Road and to be used for ingress and egress by grantor and grantee.**

**Surveyed: Keith C. Swearingen #6215, West Union, Ohio, April, 1980.**

**149-00-00-062.000**

**Parcel Three:**

**Situated in the County of Adams, State of Ohio, and in the Township of Brush Creek, and further described as follows in Military Survey Nos. 14729, 14766 and 15727.**

**Beginning at a reference point at a spike in the centerline of Cline Road and a corner to the 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls;**

**S 60 deg 02 min E a distance of 35.35 feet to a spike;**

**Thence S 61 deg 50 min E a distance of 221.54 feet to a spike;**

**Thence S 70 degrees 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of a 50 feet wide right of way previously granted and being the real point of beginning;**



Thence with the centerline of Cline Road and the centerline of a 50 feet wide right of way previously granted for the next seven calls,  
S 72 deg 43 min E a distance of 233.73 feet to an iron pin;  
Thence N 59 deg 40 min E a distance of 169.97 feet to an iron pin;  
Thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin;  
Thence N. 23 deg 43 min E a distance of 105.48 feet to an iron pin;  
Thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin;  
Thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin;  
Thence N 6 deg 40 min E a distance of 100.46 feet to an iron pin in said centerline;

Thence with a division line through the original 363.91 acres, S 88 deg 13 min E passing an iron pin at 25.09 feet, a distance of 630.90 feet to an iron pin, corner to Ray Kenney;

Thence with said Kenney's line for the next two calls;  
S 16 deg 08 min W a distance of 408.45 feet to an iron pin;  
Thence S 13 deg 00 min E a distance of 71.44 feet to a stake in the centerline of a small creek;

Thence with the centerline of said small creek for the next four calls,  
S 67 deg 01 min W a distance of 301.50 feet to a stake;  
thence S 78 deg 06 min W a distance of 351.04 feet to a stake;  
thence S 68 deg 37 min W a distance of 378.97 feet to a stake;  
thence N 71 deg 12 min W a distance of 166.71 feet to an iron pin in the centerline of a 50 feet wide right of way previously granted;

Thence with said centerline N 22 deg 20 min E a distance of 174.11 feet to the beginning; containing 11.50 acres, more or less, being a part of the original 363.91 acres of the premises transferred to James Ditmer in Vol. 248, Page 783, and subject to all legal highways and easements and included with and subject to the two above mentioned 50 feet wide right of ways to be used by grantor and grantee for ingress and egress from Cline Road.

Survey, Keith C. Swearingen, No. 6215, West Union, Ohio, April, 1980.

149-00-00-063.000

**Parcel Four:**

**Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows in M.S. #16236.**

**Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next four calls, S 60 deg 02 min E a distance of 35.35 feet to a spike;**

**Thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to an iron pin at the intersection of a 50 feet wide right of way previously granted;**

**Thence S 72 deg 43 min E a distance of 233.73 feet to an iron pin in said centerline of Cline Road and the beginning of a 50 feet wide right of way hereby granted; thence with the centerline of said Cline Road and the centerline of said right of way for the next ten calls:**

**N 59 deg 40 min E a distance of 169.97 feet to an iron pin;  
Thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin;  
Thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin;  
Thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin;  
Thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin;  
Thence N 6 deg 40 min E a distance of 125.46 feet to an iron pin;  
Thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin;  
Thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin;  
Thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin;  
Thence N 75 deg 14 min E a distance of 106.21 feet to an iron pin in said centerline and being the real point of beginning;**

**Thence with a division line through the original 363.91 acres, N 20 deg 28 min W, passing an iron pin at 25.12 feet and at 252.82 feet, a distance of 278.75 feet to an iron pin in the centerline of the first mentioned 50 feet wide right of way; thence with said centerline for the next three calls, N 84 deg 57 min E a distance of 47.00 feet to an iron pin; thence N 64 deg 35 min E a distance of 173.79 feet to an iron pin; thence S 62 deg 54 min E a distance of 180.91 feet to an iron pin in said centerline; thence with a division line through the original 363.91 acres, N 49 deg 44 min E, passing an iron pin at 27.09 feet, a distance of 253.85 feet to an iron pin; thence with a division line through the original 363.91 acres, S 22 deg 43 min E, passing an iron pin at**

190.08 feet, a distance of 215.90 feet to an iron pin at the intersection of the two aforementioned 50 feet wide right of way;

Thence with the latter mentioned 50 feet right of way's centerline for the next four calls,

S 27 deg 34 min W a distance of 91.42 feet to an iron pin;

Thence S 50 deg 57 min W a distance of 216.81 feet to an iron pin;

Thence N 86 deg 28 min W a distance of 256.33 feet to an iron pin;

Thence S 75 deg 14 min W a distance of 80.58 feet to the beginning, containing 3.76 acres, more or less, part of the original 363.91 acres of the premises transferred to James V. Ditmer, et al, in Volume 248, Page 783 and subject to all legal highways and easements and subject to and included with the above two mentioned 50 feet wide right of ways from Cline Road to be used by grantor and grantee for ingress and egress.

Surveyed: Keith C. Swearingen, RLS #6215, West Union, Ohio, June, 1980.

149-00-00-060.000

#### Parcel Five:

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows in M.S. #16236.

Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of Wm. R. Hall and corner of original 363.91 acres; thence with the centerline of said Cline Road for the next four calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00' E a distance of 128.74 feet to a spike at the intersection of another 50 feet wide right of way previously granted;

Thence S 72 deg 43 min E a distance of 233.73 feet to an iron pin in the centerline; thence with the centerline of Cline Road and the centerline of an existing 50 feet wide right of way for the next thirteen calls,

N 59 deg 40 min E a distance of 169.97 feet to an iron pin;

Thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin;

Thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin;

Thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin;

Thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin;



Thence N 6 deg 40 min E a distance of 125.46 feet to an iron pin;  
Thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin;  
Thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin;  
Thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin;  
Thence N 75 deg 14 min E a distance of 186.79 feet to an iron pin;  
Thence S 86 deg 28 min E a distance of 256.33 feet to an iron pin;  
Thence N 50 deg 57 min E a distance of 216.81 feet to an iron pin;  
Thence N 27 deg 34 min E a distance of 91.42 feet to an iron pin at the intersection of two above mentioned 50 feet wide right of ways and being the real point of beginning;

Thence with the centerline of the 50 feet wide right of way for the next four calls,

N 81 deg 45 min E a distance of 217.41 feet to a spike found;  
Thence N 50 deg 54 min E a distance of 135.14 feet to a spike found;  
Thence S 71 deg 20 min E a distance of 102.61 feet to a spike found;  
Thence S 10 deg 03 min E a distance of 201.49 feet to a spike found in the centerline of the 50 feet wide right of way;

Thence with four division lines through the original 363.91 acres,  
S 11 deg 36 min W, passing an iron pin at 26.70 feet, a distance of 150.00 feet to an iron pin set;  
Thence S 54 deg 14 min 07 sec W a distance of 349.11 feet to an iron pin set;  
Thence N 11 deg 36 min E a distance of 266.43 feet to an iron pin found;  
Thence N 43 deg 14 min W, passing an iron pin set at 254.63 feet, a distance of 281.10 feet to the beginning, containing 3.00 acres, more or less, part of the original 363.91 acres of the premises transferred to James V. Ditmer, et al. in Vol. 248, Page 783 subject to all legal highways and easements and included with and subject to the above mentioned two 50 feet wide right of ways to be used by grantor and grantee for ingress and egress to and from Cline Road over the now existing roadway. Bearings are magnetic and based upon the S 6 deg 02 min E line.

A survey of this property was made by Robert E. Satterfield, RLS No. 4238, West Union, Ohio, July 26, 1982.

149-00-00-058.000

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 10-23-17 By: [Signature]  
Par.# 133 - P/O 33 P/O 34 P/O 30 P/O 30.001  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.  
132 - P/O 39.001  
133 - all of 37

201700003301  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
10-23-2017 At 11:14 am.  
DEED 132.00  
OR Book 493 Page 548 - 562

Parcel Nos.: 133-00-00-030.000; 133-00-00-033.000; 133-00-00-034.000;  
133-00-00-037.000; and 132-00-00-039.001  
File No.: 17Q0024-1

## GENERAL WARRANTY DEED

Madison's Ridgeview Properties Limited, also known as Madison Properties Limited, an Ohio limited liability company organized and existing under the laws of the State of Ohio for valuable consideration paid, grants, with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, OH 43017, the following **REAL PROPERTY**: Situated in the County of Adams, in the State of Ohio, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

*Together with twenty foot (20') wide ingress and egress easement as described on Exhibit "B" attached hereto and made a part hereof and shown on Exhibit "C" attached hereto and made a part hereof as "20' wide ingress/egress Easement #1".*

*The Grantor herein shall be responsible for the maintenance of the above-referenced Easement #1, but the Grantee herein reserves the right, but not the obligation to, maintain or to improve the easement area.*

*Subject to a twenty foot (20') wide ingress and egress easement reserved by the Grantor herein as described in Exhibit "D" attached hereto and made a part hereof and shown on Exhibit "C" attached hereto and made a part hereof as "20' wide ingress/egress Easement #2".*

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

{00278500-2}

OCT 23 2017  
CONVEYANCE FEE 623.10  
TRANSFER FEE 3.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

*The Grantor herein shall use said Easement #2 solely to access agricultural (crop) operations on the easterly portion of the Grantor's remaining 34.194-acre tract. The Grantor herein can maintain the easement are, but cannot improve the easement beyond how it exists on the date of the within deed.*

*The Grantee herein has the right to terminate this Easement #2 in the event the Grantor increases or changes its agricultural operations beyond the agricultural operations existing on the date of the within deed.*

*Other than the use of Easement #2 as described above, the Grantor herein releases, relinquishes and terminates any rights to access or use the 64.236 acre tract, including any right to use the fifty foot (50') wide right of way described in Book 33, Page 500 and Book 159, Page 65 of the Recorder's Records of Adams County, Ohio, to the extent they cross the 64.236 acre tract.*

Prior Deed Reference: Deed Book 33, Page 500 and  
Official Record Book 159, Page 65

Executed this 19<sup>th</sup> day of October, 2017 by Bryan L. Madison, Sole Member of Madison's Ridgeview Properties Limited, also known as Madison Properties Limited, as duly authorized.

**Madison's Ridgeview Properties Limited,**  
**also known as Madison Properties Limited,**  
an Ohio limited liability company

By: Bryan L. Madison  
Bryan L. Madison, Sole Member

STATE OF OHIO, COUNTY OF Hamilton, SS:

The foregoing instrument was acknowledged before me, this 19<sup>th</sup> day of October, 2017 by Bryan L. Madison, Sole Member of Madison's Ridgeview Properties Limited, also known as Madison Properties Limited, an Ohio limited liability company, for and on behalf of Madison's Ridgeview Properties Limited, also known as Madison Properties Limited.

Michael C. Fletcher  
Notary Public



This instrument prepared by: Michael C. Fletcher, Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227  
MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
Commission Expires 10/31/2021  
date, Section 147 G3 O.R.C.

Exhibit "A"

# MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND  
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480  
Michael L. McCarty, P.E., P.S. Thomas E. Puckett, P.S. Loren McPuckett, P.E. Jerrold B. Bradley, AIA

File No. S17-201  
August 7, 2017

**LEGAL DESCRIPTION**  
The Nature Conservancy  
64.236 Acres Tract

Situated in the Township of Tiffin, County of Adams, State of Ohio, being a part of V.M.S. Nos 1501 and 933, being (11.466 acres) of the 11.58 acres, being (12.467 acres) of the 12.639 acres "Parcel II" being (1.435 acres) of the 5.19 acres "Parcel II", being (14.715 acres) of the original 26.51 acres "Tract II", and being all (10.712 acres) of the 10.98 acres "Tract III", as conveyed to Madison Properties Limited and recorded in Official Record 33, Page 500 of the Adams County Recorder's Office, and being (12.547 acres) of the 12.661 acres "Tract One" and (0.894 acres) of the 29.088 acres "Tract Two" as conveyed to Madison's Ridgeview Properties Limited formerly Madison Properties Limited and recorded in Official Record 159, Page 65 of the Adams County Recorder's Office, and being further bounded and described as follows:

Commencing at the intersection of Chestnut Ridge Road (County Road No. 72-A) and Poplar Ridge Road (County Road No. 1-N);

thence with the centerline of Poplar Ridge Road for the next five calls:

- 1) S 87°49'29" E, a distance of 26.46 feet to a point;
- 2) S 82°58'44" E, a distance of 500.36 feet to a point;
- 3) S 83°42'24" E, a distance of 537.86 feet to a point;
- 4) S 01°41'00" E, a distance of 198.98 feet to a point;
- 5) S 69°05'57" E, a distance of 649.98 feet to a bolt (found)

marking a southeasterly corner to a 18.50 acres tract as



conveyed to Kenneth E. Stephens, Jr. (O.R. 241, Page 484), said bolt being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 285,045.114 feet, Easting 1,687,120.933 feet South Zone and based upon NAD 83 (2011);

thence with the easterly lines of Stephens' 18.50 acres tract for the next four calls:

- 1) N 30°21'34" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 391.06 feet to a 5/8" iron pin (set);
- 2) N 12°59'45" E, a distance of 890.25 feet to a 1" pipe (found);
- 3) N 13°59'13" E, a distance of 139.12 feet to a 1" pipe (found);
- 4) N 21°57'27" E, a distance of 60.82 feet to a 5/8" iron pin (found) marking a southwesterly corner to a 10.001 acres tract as conveyed to Scott W. Engle and Dorothy B. Engle (O.R. 69, Page 177);

thence with the southerly line of Engle's 10.001 acres tract S 61°10'28" E, a distance of 887.92 feet to a railroad spike (found) marking a corner of a 26.43 acres tract as conveyed to Scott W. Engle and Dorothy B. Engle (O.R. 69, Page 171);

thence with the westerly line of Engle's 26.43 acres tract S 08°30'23" E passing a 5/8" iron pin (found) at 14.87 feet, a total distance of 134.84 feet to a 1" iron pipe (found);

thence with a southerly line of Engle's 26.43 acres tract S 86°36'32" E passing a southwesterly corner to and continuing with a southerly line of a 28.88 acres tract as conveyed to Peter Yau Tak Lin and Lora Ann Lin (D.B. 289, Page 499), a distance of 1084.86 feet to a 1" iron pipe (found, pinched);

thence with another southerly line of Lin's 28.88 acres tract



S 75°44'36" E, a distance of 1154.05 feet to a 5/8" iron pin (set) in the westerly line of a 144.439 acres tract as conveyed to The Nature Conservancy (O.R. 443, Page 837);

thence with the westerly line of the aforesaid 144.439 acres tract S 05°29'24" W, a distance of 328.31 feet to a 1" iron pipe (found, pinched) marking a corner to a 129.059 acres tract as conveyed to The Nature Conservancy (O.R. 93, Page 1);

thence with the aforesaid 129.059 acres tract for the next four calls:

- 1) N 84°21'39" W, a distance of 671.12 feet to a 5/8" iron pin (set);
- 2) S 06°12'32" E, a distance of 884.30 feet to a 5/8" iron pin (found);
- 3) S 13°28'21" E, a distance of 223.08 feet to a 5/8" iron pin (found);
- 4) S 09°23'38" W, a distance of 219.28 feet to a 5/8" iron pin (found) marking a northeasterly corner to the 40 acres "Third Tract" as conveyed to Blanche M. Grooms (O.R. 418, Page 517);

thence with the lines of Grooms' 40 acres "Third Tract" for the next four calls:

- 1) S 75°32'57" W, a distance of 93.47 feet to a 5/8" iron pin (found);
- 2) S 60°37'43" W, a distance of 162.18 feet to a 5/8" iron pin (found);
- 3) N 63°53'26" W, a distance of 389.77 feet to a 5/8" iron pin (found);
- 4) N 59°43'30" W, a distance of 569.34 feet to a 5/8" iron pin (found) in an easterly line of the aforementioned 81.326 acres tract as conveyed to Brian L. Grooms and Teresa F. Grooms (O.R. 20, Page 654);

thence with the easterly line of Grooms' 81.326 acres tract N  
27°03'50" E, a distance of 20.98 feet to a 5/8" iron pin (found);

thence with the northerly line of Grooms' 81.326 acres tract  
N 65°58'05" W, a distance of 25.76 feet to a 5/8" iron pin (set);

thence with a new division line for the next 27 calls:

1) N 20°17'25" E, a distance of 193.65 feet to a 5/8" iron pin  
(set);

2) S 67°38'15" E, a distance of 101.91 feet to a 5/8" iron pin  
(set);

3) N 17°18'25" E, a distance of 261.69 feet to a 5/8" iron pin  
(set);

4) N 09°00'43" E, a distance of 292.27 feet to a 5/8" iron pin  
(set);

5) N 89°19'54" W, a distance of 36.13 feet to a 5/8" iron pin  
(set);

6) N 06°21'21" W, a distance of 97.20 feet to a 5/8" iron pin  
(set);

7) N 22°06'38" W, a distance of 208.85 feet to a 5/8" iron pin  
(set);

8) N 85°23'20" W, a distance of 239.75 feet to a 5/8" iron pin  
(set);

9) S 03°59'13" E, a distance of 82.85 feet to a 5/8" iron pin  
(set);

10) N 88°15'42" W, a distance of 343.67 feet to a 5/8" iron pin  
(set);

11) N 11°15'11" W, a distance of 377.19 feet to a 1" iron pipe  
(found);

12) S 89°35'06" W, a distance of 474.37 feet to a 5/8" iron pin  
(set);

13) S 80°59'27" W, a distance of 177.06 feet to a 5/8" iron pin

(set);

14) N 82°10'23" W, a distance of 59.31 feet to a railroad spike  
(set);

15) S 19°22'54" W, a distance of 65.86 feet to a 5/8" iron pin  
(set);

16) S 13°28'30" W, a distance of 60.05 feet to a 5/8" iron pin  
(set);

17) S 20°21'46" W, a distance of 33.44 feet to a 5/8" iron pin  
(set);

18) S 48°21'08" W, a distance of 26.52 feet to a 5/8" iron pin  
(set);

19) S 65°42'08" W, a distance of 29.04 feet to a 5/8" iron pin  
(set);

20) S 88°51'23" W, a distance of 48.58 feet to a 5/8" iron pin  
(set);

21) N 78°42'01" W, a distance of 71.81 feet to a railroad spike  
(set);

22) N 87°54'09" W, a distance of 42.77 feet to a 5/8" iron pin  
(set);

23) S 69°27'10" W, a distance of 44.96 feet to a railroad spike  
(set);

24) S 52°49'44" W, a distance of 47.04 feet to a 5/8" iron pin  
(set);

25) S 36°35'19" W, a distance of 42.39 feet to a 5/8" iron pin  
(set);

26) S 29°04'00" W, a distance of 189.08 feet to a 5/8" iron pin  
(set);

27) S 37°01'08" W, a distance of 196.70 feet to a railroad spike  
(set) in the centerline of Poplar Ridge Road;  
thence with the centerline of Poplar Ridge Road N 69°05'57"

W, a distance of 9.76 feet to the true point of beginning, containing 64.236 acres of land.


Subject to and the right to use a right-of-way easement 50 feet in width as described in Official Record 33, Page 500 of the Adams County Recorder's Office.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 73° 30' 46.0") between National Geodetic Survey Control Monuments "ADA" and "W 79" and derived from GPS observations taken June 16, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2017, under the direction of Thomas E. Purtell, Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S17-201 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

  
Thomas E. Purtell, P.S. 6519

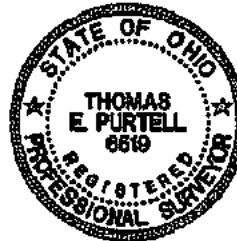


Exhibit "B"

# MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480  
Michael L. McCarty, P.E., P.S. Thomas F. Pucelli, P.S. Loren McPuckett, P.E. Jerrold B. Bradley, AIA

File No. S17-201  
September 13, 2017

## LEGAL DESCRIPTION

Ingress and Egress Easement #1  
To  
The Nature Conservancy

Situated in the Township of Tiffin, County of Adams, State of Ohio, being a part of V.M.S. Nos. 933 and 1501, being part of the 5.19 acres "Parcel II" and part of the original 26.51 acres "Tract II" as conveyed to Madison Properties Limited and recorded in Official Record 33, Page 500 of the Adams County Recorder's Office, and being an easement, 20 feet in width over and across an existing drive on a 34.194 acres tract for pedestrian and vehicular ingress and egress and being further bounded and described as follows:

Commencing at a bolt (found) in the centerline of Poplar Ridge Road (County Road No. 1-N) marking a southeasterly corner to an 18.50 acres tract as conveyed to Kenneth E. Stephens, Jr. (O.R. 241, Page 484) and a southwesterly corner to a 64.236 acres tract;

thence with the centerline of Poplar Ridge Road S 69°05'57" E passing a railroad spike (set) at 9.76 feet marking a corner between the aforesaid 64.236 acres tract and a 34.194 acres tract, a total distance of 20.17 feet to a point marking the true point of beginning of the easement herein described and having Ohio State Plane Coordinates Northing 285,035.611 feet, Easting 1,687,138.035 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of said easement for the next twenty calls:

1) N 37°01'08" E, a distance of 194.51 feet to a point;



- 2) N 29°04'00" E, a distance of 189.12 feet to a point;
- 3) N 36°35'19" E, a distance of 40.31 feet to a point;
- 4) N 52°49'44" E, a distance of 44.15 feet to a point;
- 5) N 69°27'10" E, a distance of 41.50 feet to a point;
- 6) S 87°54'09" E, a distance of 39.96 feet to a point;
- 7) S 78°42'01" E, a distance of 72.10 feet to a point;
- 8) N 88°51'23" E, a distance of 51.72 feet to a point;
- 9) N 65°42'08" E, a distance of 32.61 feet to a point;
- 10) N 48°21'08" E, a distance of 30.54 feet to a point;
- 11) N 20°21'46" E, a distance of 36.53 feet to a point;
- 12) N 13°28'30" E, a distance of 58.77 feet to a point;
- 13) S 65°51'38" E, a distance of 98.43 feet to a point;
- 14) S 74°07'26" E, a distance of 30.58 feet to a railroad spike  
(set);
- 15) S 88°42'08" E, a distance of 38.35 feet to a railroad spike  
(set);
- 16) N 83°50'20" E, a distance of 139.28 feet to a railroad spike  
(set);
- 17) N 70°48'43" E, a distance of 241.75 feet to a railroad spike  
(set);
- 18) N 86°10'31" E, a distance of 70.08 feet to a railroad spike  
(set);
- 19) N 68°49'05" E, a distance of 81.42 feet to a point;
- 20) N 89°35'06" E, a distance of 52.33 feet to a point marking a  
terminus of said easement herein described and being in a of  
the aforesaid 64.236 acres tract.

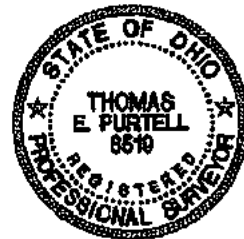
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 73° 30' 46.0")  
between National Geodetic Survey Control Monuments "ADA" and "W

79" and derived from GPS observations taken June 16, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2017, under the direction of Thomas E. Purtell, Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S17-201 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



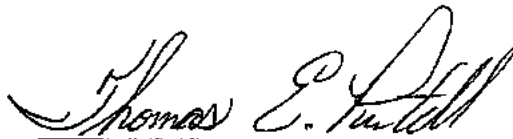
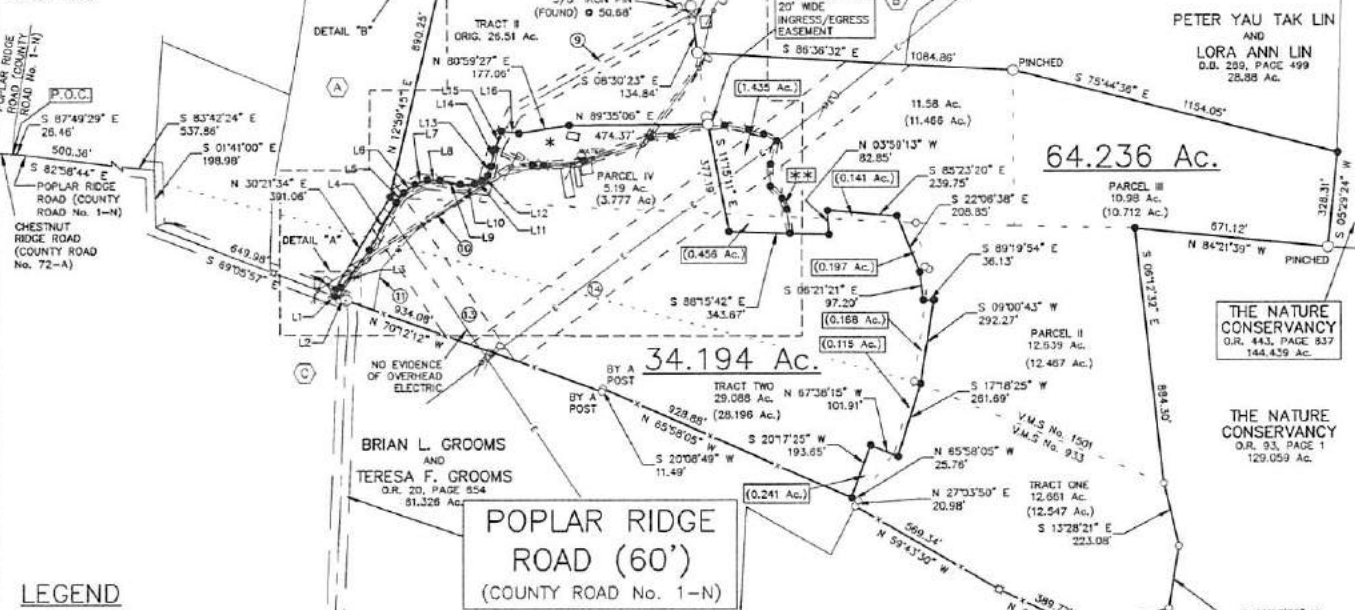
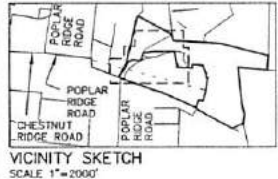
  
Thomas E. Purtell, P.S. 6519

Exhibit "C"

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS NAD 83 (2011) OHIO SOUTH LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	NAVD 88 ELEVATION
ADAMS COUNTY ARP COUNTY CORNERS OHIO	38°47'09.34728"N	83°33'22.64710"W	695.500	288011.6057	1667402.3213	903.866
	RESIDUALS			±0.000 SFT	±0.000 SFT	
ADA	38°47'10.81866"N	83°33'24.47886"W	766.904	288162.1500	1667259.0309	875.270
	RESIDUALS			±0.133 SFT	±0.002 SFT	
W79	38°47'45.99507"N	83°30'58.78408"W	703.715	291588.2357	1678834.7806	811.970
	RESIDUALS			±0.028 SFT	±0.075 SFT	
AMT	38°51'16.28662"N	83°33'48.84287"W	783.377	313016.6771	1665622.4561	891.776
	RESIDUALS			±0.123 SFT	±0.036 SFT	
CEDAR RUN (3001)	SITE BASE STATION CEDAR RUN (3001) LOCAL SITE SETTINGS 39°49'28.49968"N	83°23'13.51593"W	783.377	313016.6771	1665622.593	757.718
	GROUND SCALE FACTOR: 1.0000475974	LOCAL GROUND COORDINATES GEOID MODEL: GEOID12A (CONUS) 313016.6771		EASTING 1665622.593	NAVD 88 ELEVATION 757.718	
		UNITS ARE IN U.S. SURVEY FEET (SFT)				



# LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- MAG NAIL (SET)
- RAILROAD SPIKE (SET)
- 3/4" IRON PIN (FOUND)
- BOLT (FOUND)
- SPIKE (FOUND) UNDER PAVEMENT
- 3/4" IRON PIN (FOUND)
- STONE (FOUND)
- 1" IRON PIN (FOUND)
- UTILITY POLE
- (2) WATER METERS
- OVERHEAD ELECTRIC LINE
- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN

0' 150' 300' 600' 900'

## EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

ISSUED BY STEWART TITLE GUARANTY INSURANCE COMPANY,  
COMMITMENT No. 1700024-1, DATED FEBRUARY 27 2017, SCHEDULE B, SECTION II.

9	50' WIDE RIGHT OF WAYS FOR INGRESS AND EGRESS TO AND FROM POPLAR RIDGE ROAD	O.R. 33, PAGE 500 O.R. 159, PAGE 63	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
10	ADAMS COUNTY RURAL ELECTRIC COOPERATIVE, INC. RIGHT-OF-WAY EASEMENT	O.R. 304, PAGE 97	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
11	ADAMS COUNTY WATER COMPANY, INC. RIGHT-OF-WAY EASEMENT	O.R. 37, PAGE 593	AFFECTS SUBJECT PROPERTY 34.194 Ac. AS SHOWN ON PLAT
12	ADAMS COUNTY RURAL ELECTRIC COOPERATIVE, INC. RIGHT-OF-WAY EASEMENT	O.R. 251, PAGE 354	LOCATION CAN NOT BE DETERMINED
13	DAYTON POWER AND LIGHT COMPANY 150' WIDE ELECTRIC RIGHT OF WAY EASEMENT	O.R. 248, PAGE 75	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
14	CINCINNATI GAS & ELECTRIC COMPANY COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY AND THE DAYTON POWER & LIGHT COMPANY 150' WIDE ELECTRIC RIGHT OF WAY EASEMENT	O.R. 199, PAGE 25 O.R. 199, PAGE 151	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
ADAMS COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE JULY 19, 2017  
SCALE 1"=300'  
DEED REFERENCE  
DEED BOOK 33 PAGE 500  
TOWNSHIP TIFFIN  
MILITARY SURVEY NUMBERS 933 & 1501

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 72°30'46.0") BETWEEN  
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS "ADA" AND "W 79" AND  
DERIVED FROM GPS OBSERVATIONS TAKEN JUNE 16, 2017, UTILIZING THE  
TRIMBLE CDOT CORNERS VRS (VIRTUAL REFERENCE SYSTEM).  
P.O.B. 34.194 AC. N 285.041.032' E 1,587.130.050'  
P.O.B. 64.236 AC. N 285.045.114' E 1,587.120.933'  
P.O.B. INGRESS AND EGRESS EASEMENT TO MADISON'S RIDGEVIEW PROPERTIES LIMITED  
N 285.622.069' E 1,688.410.672'  
P.O.B. INGRESS AND EGRESS EASEMENT TO THE NATURE CONSERVANCY  
N 285.035.611' E 1,687.138.039'  
P.O.B. EXISTING RIGHT OF WAY EASEMENT N 285.038.072' E 1,687.144.510'

LINE No.	BEARING	LENGTH
L1	N 69°05'57" W	9.76'
L2	N 69°05'57" W	40.93'
L3	N 37°01'08" E	196.70'
L4	N 29°04'00" E	189.08'
L5	N 36°35'19" E	42.39'
L6	N 52°49'44" E	47.04'
L7	N 69°27'10" E	44.96'
L8	S 87°54'09" E	42.77'
L9	S 78°42'01" E	71.81'
L10	N 86°51'23" E	48.58'
L11	N 65°42'08" E	29.04'
L12	N 48°21'08" E	26.52'
L13	N 20°21'48" E	33.44'
L14	N 13°28'30" E	60.05'
L15	N 19°22'54" E	65.85'
L16	S 62°10'23" E	59.31'

KENNETH E. STEPHENS, JR.  
O.R. 241, PAGE 484  
18.50 Ac.

SCOTT W. ENGLE  
AND  
DOROTHY B. ENGLE  
O.R. 59, PAGE 171  
26.43 Ac.

CHRISTOPHER T. GROOMS  
AND  
BOBBI GROOMS  
O.R. 350, PAGE 453  
88.292 Ac.

MADISON PROPERTIES LIMITED  
O.R. 33, PAGE 500  
11.58 Ac.

MADISON'S RIDGEVIEW  
PROPERTIES LIMITED  
FORMERLY  
MADISON PROPERTIES LIMITED  
O.R. 159, PAGE 65  
TRACT ONE  
12.661 Ac.  
TRACT TWO  
29.088 Ac.

## SURVEY FOR THE NATURE CONSERVANCY

TIFFIN TOWNSHIP  
ADAMS COUNTY, OHIO  
V.M.S. Nos. 933 & 1501

McCARTY ASSOCIATES, LLC  
ARCHITECTS—ENGINEERS—SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480  
1515 ST. RT. 28 SUITE E. LOVELAND, OHIO 45140 PH 513-722-4000 FAX 513-722-0500  
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH 740-335-1816 FAX 740-335-8828  
REV. 8/4/17: 8/7/17 www.mccartyassociates.com REV. 9/14/17



Thomas E. Purcell 9/14/17  
THOMAS E. PURCELL, P.S. 8519 DATE

Exhibit "D"

# McCARTY ASSOCIATES, LLC

## ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND  
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480  
Michael J. McCarty, P.E., P.S. Thomas E. Purcell, P.S. Loren M. Puckett, P.E. Jerrold B. Bradley, AIA

File No. S17-201  
September 13, 2017

### LEGAL DESCRIPTION

Ingress and Egress Easement #2  
To

Madison's Ridgeview Properties Limited

Situated in the Township of Tiffin, County of Adams, State of Ohio, being a part of V.M.S. Nos. 933 and 1501, being part of the 11.58 acres as conveyed to Madison Properties Limited and recorded in Official Record 33, Page 500 of the Adams County Recorder's Office, and part of the 29.088 acres "Tract Two" as conveyed to Madison's Ridgeview Properties Limited formerly Madison Properties Limited and recorded in Official Record 159, Page 65 of the Adams County Recorder's Office, and being an easement, 20 feet in width over and across an existing drive on a 64.236 acres tract for pedestrian and vehicular ingress and egress and being further bounded and described as follows:

Commencing at a 1" iron pipe (found) marking a northerly corner to a 34.194 acres tract and a southerly corner to the 64.236 acres tract;

thence with the line between the 34.194 acres tract and 64.236 acres tract S 11°15'11" E, a distance of 10.18 feet to a point marking the true point of beginning of the easement herein described and having Ohio State Plane Coordinates Northing 285,622.069 feet, Easting 1,688,410.672 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of said easement for the next nine calls:

1) N 83°00'04" E, a distance of 55.46 feet to a railroad spike

(set);

2) S 79°46'48" E, a distance of 84.76 feet to a railroad spike

(set);

3) S 73°01'50" E, a distance of 54.59 feet to a 5/8" iron pin

(set);

4) S 63°01'19" E, a distance of 50.33 feet to a 5/8" iron pin

(set);

5) S 14°54'17" W, a distance of 83.01 feet to a 5/8" iron pin

(set);

6) S 00°42'33" W, a distance of 75.41 feet to a 5/8" iron pin

(set);

7) S 43°25'47" E, a distance of 58.97 feet to a 5/8" iron pin

(set);

8) S 23°02'25" E, a distance of 40.87 feet to a 5/8" iron pin

(set);

9) S 07°36'02" E, a distance of 83.95 feet to a 5/8" iron pin

(set) marking a terminus of said easement herein described

and being in a line between the aforesaid 34.194 acres tract

and aforesaid 64.236 acres tract.


Subject to all legal easements and rights-of-way of record.

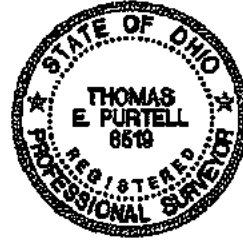
Bearings are based upon the Grid Azimuth (Az 73° 30' 46.0") between National Geodetic Survey Control Monuments "ADA" and "W 79" and derived from GPS observations taken June 16, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2017, under the direction of Thomas E. Purtell, Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S17-201 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



  
Thomas E. Purtell, P.S. 6519



Instrument      Book Page  
201900000116 OR      517 109

*New Survey*  
APPROVED FOR TRANSFER  
Adams County Tax Auditor  
Date: 1-14-19 By: HB  
Par.# 164-P/D 2  
ADAMS COUNTY RECORDER  
David C. Hook, P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 14 2019

CONVEYANCE FEE \$811.80  
TRANSFER FEE 504  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201900000116  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
01-14-2019 At 11:57 am.  
DEED 52.00  
OR Book 517 Page 109 - 113

File No.: 18Q0086-1  
Pt. Parcel No.: 164-00-00-002.000

## GENERAL WARRANTY DEED

Robert Frank Manley and Ginger Barson, Husband and Wife for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 140, Page 567

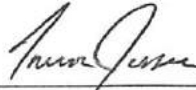
Executed this 10<sup>th</sup> day of January, 2019.

Robert Frank Manley  
Robert Frank Manley

Ginger Barson  
Ginger Barson

STATE OF OHIO, COUNTY OF WOOD, SS:

The foregoing instruction was acknowledged before me, a notary public in and for said county and state this 10<sup>th</sup> day of January, 2019 by Robert Frank Manley and Ginger Barson, Grantors herein.



Notary Public



TREVOR JESSEE  
Notary Public, State of Ohio  
My Comm. Expires July 5, 2021  
Recorded in Wood County

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

TREVOR JESSIE  
Notary Public, State of Ohio  
My Comm. Expires July 6, 2021  
Recorded in Wood County



ROBERT FRANK MANLEY & GINGER BARSON (GRANTORS)  
84.560 ACRES

Situate in the Township of Jefferson, County of Adams, State of Ohio, being part of Virginia Military Survey Number 14354, and also being part of an original 80.905 acre tract conveyed to Robert Frank Manley and Ginger Barson as recorded in O. R. Volume 140, Page 567, Adams County Official Records, Parcel Number 164-00-00-002.000, and being bounded and described as follows:

Beginning at a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of John Robinson Road (T-413), said spike bears S.74Deg.27'54"E. 2487.65 feet from a ¼ inch diameter iron spike (found) at the intersection of the centerlines of said John Robinson Road and Blue Creek Road (C-18C), said spike being the easternmost corner of a 13.66 acre tract conveyed to Mary Manley (O. R. Volume 335, Page 321, A.C.O.R., Parcel Number 164-00-00-004.000), the southernmost corner of a 39.35 acre tract conveyed to Jack and Roxanna McCoy (O. R. Volume 11, Page 495, A.C.O.R., Parcel Number 150-00-00-036.000), and the westernmost corner of a 10.000 acre tract conveyed to Mary Manley and Paul Barker (O. R. Volume 467, Page 500, A.C.O.R., Parcel Number 164-00-00-003.000);

thence with the centerline of said John Robinson Road for the next three (3) calls, S.38Deg.55'46"E. 26.40 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence S.27Deg.30'46"E. 99.53 feet to a ½ inch diameter iron railroad spike (found);

thence S.22Deg.02'46"E. 354.81 feet to a ½ inch diameter iron railroad spike (found), said railroad spike being the southwest corner of said Mary Manley and Paul Barker;

thence continuing with the centerline of said John Robinson Road and being new division lines through the original 80.905 acre tract of which this is a part for the next two (2) calls, S.27Deg.51'28"E. 48.36 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);



thence S.55Deg.41'28"E. 17.79 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence leaving the centerline of said John Robinson Road and with another new division line through the original 80.905 acre tract of which this is a part and also being with said 10.000 acre tract conveyed to said Mary Manley and Paul Barker, N.41Deg.38'04"E., passing a 5/8 inch diameter iron rebar (found) at 125.74 feet, a total distance of 1105.40 feet to a 5/8 inch diameter iron rebar (found) in the line of a 3.42 acre tract conveyed to Glenda G. and Michael L. Jackson (O. R. Volume 260, Page 206, Tract 2, A.C.O.R., Parcel Number 150-00-00-038.000);

thence with said 3.42 acre tract conveyed to said Glenda G. and Michael L. Jackson, S.14Deg.18'15"W. 241.47 feet to a 6 inch by 6 inch by 6 inch high stone (found), said stone being a corner of a 30.238 acre tract conveyed to Michael L. and Glenda G. Jackson (O. R. Volume 494, Page 77, A.C.O.R., Parcel Number 150-00-00-038.000);

thence with said 30.238 acre tract conveyed to said Michael L. and Glenda G. Jackson, S.27Deg.57'19"E. 1534.20 feet to a 5/8 inch diameter iron rebar (found) on the west side of Reel Ridge Road (T-289), said rebar being a corner of a 35.071 acre tract conveyed to Jon and Claudette Hoffman (O. R. Volume 314, Page 168, A.C.O.R., Parcel Number 165-00-00-015.000);

thence with the west side of said Reel Ridge Road and also being with said 35.071 acre tract conveyed to said Jon and Claudette Hoffman, S.06Deg.06'57"E. 593.92 feet to a 5/8 inch diameter iron rebar (found);

thence continuing with said 35.071 acre tract conveyed to said Jon and Claudette Hoffman, S.27Deg.06'57"E. 98.97 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the centerline of said Reel Ridge Road, said rebar being a corner of a 70.31 acre tract conveyed to the Nature Conservancy (O. R. Volume 359, Page 58, A.C.O.R., Parcel Number 164-00-00-001.000);

thence leaving the centerline of said Reel Ridge Road and with said 70.31 acre tract conveyed to said Nature Conservancy, S.73Deg.51'29"W., passing a 5/8 inch diameter iron rebar (found) at 14.89 feet, a total distance of 1727.93 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 26.770 acre tract conveyed to Denver L. and Nancy E. Lewis (O. R. Volume 93, Page 637, A.C.O.R., Parcel Number 164-00-00-005.000);

thence with said 26.770 acre tract conveyed to said Denver L. and Nancy E. Lewis, N.18Deg.00'00"W. 2110.82 feet to a 6 inch by 6 inch by 12 inch high stone

marked "L" (found), said stone being a corner of said 13.66 acre tract conveyed to said Mary Manley;

thence with said 13.66 acre tract conveyed to said Mary Manley, N.54Deg.55'23"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 672.76 feet, a total distance of 704.70 feet to the place of beginning containing 84.560 acres and being part of Parcel Number 164-00-00-002.000, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the N.18Deg.00'00"W. line as recorded in Deed Book 221, Page 492, Tract 2, Adams County Deed Records. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on December 8, 2018.

Gerald Hart Wallingford  
Registered Land Surveyor Number 6658

APPROVED FOR TRANSFER

Adams County Tax Map Dept.

Date: 8-5-13 By: KLB

Par. #: 175- P/O 32

ADAMS COUNTY ENGINEER

David C. Hook P.E., P.S.

175 - all of 32.001  
175 - all of 32.002

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

AUG 05 2013

CONVEYANCE FEE 260.00  
TRANSFER FEE 1.50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300002494  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
08-05-2013 At 01:10 pm.  
DEED 36.00  
DR Book 418 Page 87 - 89

Parcel Nos.: Pt. 175-00-00-032.000, 175-00-00-032.001 and 175-00-00-032.002  
File No.: 13Q00057-1

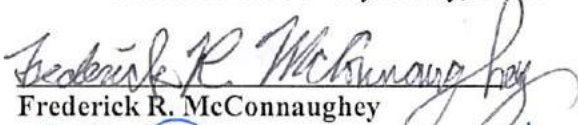
GENERAL WARRANTY DEED

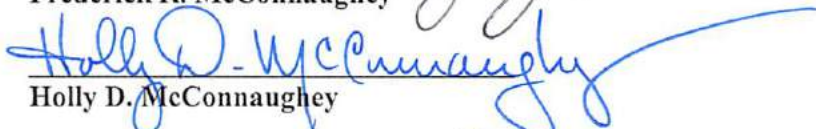
Frederick R. McConnaughey and Holly D. McConnaughey, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property, including without limitations all of the land together with all minerals in, on or under the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 297, Page 432, Deed Book 302,  
Page 775 and Official Record 41, Page 849

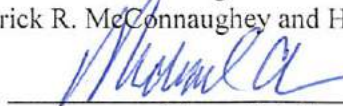
Executed this 31<sup>st</sup> day of July, 2013.

  
Frederick R. McConnaughey

  
Holly D. McConnaughey

STATE OF OHIO, COUNTY OF Montgomery, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 31<sup>st</sup> day of July, 2013 by Frederick R. McConnaughey and Holly D. McConnaughey, Grantors herein.

  
Notary Public



Michael C. Fletcher, Notary Public  
My Commission Expires 07/01/15  
date Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



Frederick R. McConnaughey

55.139 Acres

Situated in the Township of Monroe, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 3568 and also being a part of the original 288.317 acres (D.B. 297, P. 432) and also being all of the original 1.300 acres (O.R. 302, P. 775) and also being all of the original 5.348 acres, 2.000 acres and 2.000 acres (O.R. 41, P. 849) owned by Frederick R. McConnaughey and bounded and described as follows:

Beginning at a spike set in the centerline of Brush Creek Road (T-148) and a corner to 214.340 acres of The Fund Holding Trust (O.R. 160, P. 256); thence with the line of The Fund Holding Trust's for the next eight calls, S 84 deg 52 min 58 sec E 332.53 feet to a 5/8" iron pin found; thence S 78 deg 01 min 45 sec E 329.81 feet to a 5/8" iron pin found; thence N 65 deg 37 min 46 sec E 418.82 feet to a 5/8" iron pin found; thence N 69 deg 05 min 33 sec E 170.31 feet to a 5/8" iron pin found; thence S 89 deg 43 min 53 sec E 456.50 feet to a 5/8" iron pin found; thence N 76 deg 14 min 14 sec E 142.55 feet to a 5/8" iron pin found; thence N 79 deg 27 min 32 sec E 324.64 feet to a 5/8" iron pin found; thence S 69 deg 27 min 26 sec E, passing a 5/8" iron pin found at 78.31 feet, a total distance of 231.00 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said Ohio Brush Creek for the next three calls, S 32 deg 42 min 43 sec E 129.40 feet to a point; thence S 21 deg 10 min 27 sec E 179.64 feet to a point, which is referenced by a 1/2" iron pin set at S 88 deg 01 min 45 sec W 24.32 feet; thence S 09 deg 24 min 21 sec W 601.64 feet to a point in the centerline of said Ohio Brush Creek and a corner to Tract 2 of the original 24 1/8 acres of Harold Tomlin, Et. Al. (D.B. 256, P. 615); thence with said Tomlin's line, S 78 deg 53 min 46 sec W, passing a 5/8" iron pin found at 71.08 feet, a total distance of 137.07 feet to a 5/8" iron pin found and a corner to 7.651 acres of The Archaeological Conservancy (D.B. 302, P. 366); thence with said Conservancy's line for the next seven calls, N 11 deg 12 min 00 sec W 200.00 feet to a 1/2" iron pin set; thence N 79 deg 05 min 48 sec E 55.97 feet to a 5/8" iron pin found; thence N 13 deg 18 min 52 sec W 206.71 feet to a 1/2" iron pin set and in the centerline of a 50 feet wide easement previously granted and retained in D.B. 302, P. 366); thence with the centerline of said easement for the next three calls, S 78 deg 18 min 02 sec W 634.74 feet to a 5/8" iron pin found; thence S 78 deg 30 min 16 sec W 217.44 feet to a 5/8" iron pin found; thence S 11 deg 03 min 12 sec E 199.14 feet to a 5/8" iron pin found and at the south termination of said easement; thence S 11 deg 09 min 07 sec E 199.92 feet to a 5/8" iron pin found and in the line of the aforementioned Tract 2 of the original 24 1/8 acres of Harold Tomlin, Et. Al.; thence with said Tomlin's line for the next two calls, S 78 deg 52 min 16 sec W 375.24 feet to a 5/8" iron pin found; thence S 11 deg 14 min 01 sec E 1012.88 feet to a 5/8" iron pin found and in the line of Tract 1 of the original 137.75 acres of Harold Tomlin, Et. Al. (D.B. 256, P. 615); thence with said Tomlin's line, S 78 deg 39 min 23 sec W 856.40 feet to a spike found and in the centerline of the aforementioned Brush Creek Road; thence with the centerline of Brush Creek Road for the next twenty one calls, N 00 deg 06 min 58 sec W 65.87 feet to a spike found; thence N 02 deg 58 min 23 sec W 588.25 feet to a spike set; thence N 01 deg 52 min 31 sec W 62.71 feet to a spike set; thence N 06 deg 45 min 59 sec E 95.26 feet to a spike set; thence N 16 deg 37 min 54 sec E 91.77 feet to a spike set; thence N 22 deg 06 min 23 sec E 114.67 feet to a spike set; thence N 23 deg 52 min 15 sec E 267.45 feet to a spike set; thence N 15 deg 11 min 15 sec E 86.65 feet to a spike set; thence N 00 deg 00 min 07 sec W 57.04 feet to a spike set; thence N 04 deg 07 min 50 sec W 47.27 feet to a spike set; thence N 13 deg 40 min 27 sec W 295.79 feet to a spike set; thence N 20 deg 25 min 48 sec W 47.11 feet to a spike set; thence N 34 deg 05 min 33 sec W 44.53 feet to a spike set; thence N 48 deg 49 min 18 sec W 37.49 feet to a spike set; thence N 61 deg 29 min 21 sec W 47.67 feet to a spike

set; thence N 72 deg 18 min 32 sec W 70.06 feet to a spike set; thence N 61 deg 42 min 05 sec W 62.04 feet to a spike set; thence N 63 deg 58 min 04 sec W 84.72 feet to a spike set; thence N 58 deg 03 min 45 sec W 157.01 feet to a spike set; thence N 45 deg 22 min 41 sec W 94.85 feet to a spike set; thence N 24 deg 34 min 17 sec W 55.16 feet to the beginning, containing 55.139 Acres more or less and being subject to all legal right of ways, easements and restrictions of record and included with and subject to the above mentioned 50 feet wide easement previously granted and retained in D.B. 302, P. 366 and O.R. 41, P. 849 and a 20 feet wide easement previously granted and retained in O.R. 41, P. 849 and is to be used by grantors and grantees for ingress and egress to and from Brush Creek Road (T-148) and also a water line easement (O.R. 99, P. 706) and Adams Rural Electric (D.B. 300, P. 474) and also an easement to the United States of America (D.B. 198, P. 216). Bearings are based upon the S 78 deg 39 min 23 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on July 03, 2013 and found in File No. A-13-79.

Filename: frederickrmconnaughey55139acR



Instrument      Book Page  
201700002744 OR      490 818

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-1-17 By: AS  
Par. #: 149-57  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201700002744  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-01-2017 At 09:17 am.  
DEED      36.00  
OR Book      490 Page 818 - 820

Parcel No.: 149-00-00-057.000  
File No.: ~~1600100-1~~ 1600124-1

## GENERAL WARRANTY DEED

Nancy A. Nerny, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Deed Book 276, Page 528

Executed this 28<sup>th</sup> day of August, 2017.

Nancy A. Nerny  
Nancy A. Nerny

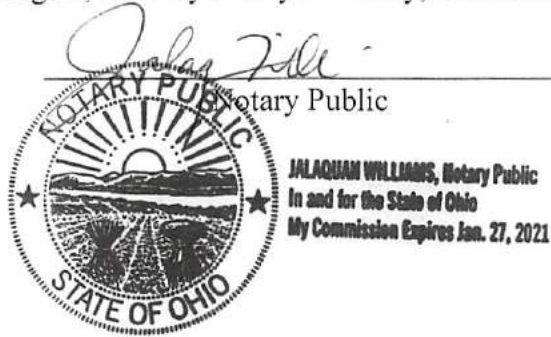
REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

SEP 01 2017

CONVEYANCE FEE 60.00  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

STATE OF OHIO, COUNTY OF Montgomery, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 28<sup>th</sup> day of August, 2017 by Nancy A. Nerny, Grantor herein.



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

JAMES W. WILLIAMS, Notary Public  
in and for the State of Ohio  
My Commission Expires Jan. 31, 2023



**EXHIBIT "A"**

Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek.

Military Survey No. 16236. OA & MC Lot No. 105.

Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next four calls: South 60° 02' East a distance of 35.35 feet to a spike; thence South 61° 50' East a distance of 221.54 feet to a spike; thence South 70° 00' East a distance of 128.74 feet to a spike in said centerline at its intersection with another 50 feet wide right of way; thence South 72° 43' East a distance of 233.73 feet to a spike in said centerline; thence with the centerline of said Cline Road and the centerline of an existing 50 feet wide right of way previously granted for the next seventeen calls: North 59° 40' East a distance of 169.97 feet to an iron pin; thence North 50° 40' East a distance of 171.97 feet to an iron pin; thence North 23° 43' East a distance of 105.48 feet to an iron pin; thence North 27° 25' East a distance of 128.07 feet to an iron pin; thence North 28° 23' East a distance of 199.95 feet to an iron pin; thence North 06° 40' East a distance of 125.46 feet to an iron pin; thence North 37° 14' East a distance of 179.94 feet to an iron pin; thence North 16° 57' East a distance of 109.55 feet to an iron pin; thence North 49° 58' East a distance of 120.69 feet to an iron pin; thence North 75° 14' East a distance of 186.79 feet to an iron pin; thence South 86° 28' East a distance of 256.33 feet to an iron pin; thence North 50° 57' East a distance of 216.81 feet to an iron pin; thence North 27° 34' East a distance of 91.42 feet to an iron pin at the intersections of the aforementioned 50 feet wide right of way; thence North 81° 45' East a distance of 217.41 feet to an iron pin; thence North 50° 54' East a distance of 135.14 feet to an iron pin; thence South 71° 20' East a distance of 102.61 feet to an iron pin; thence South 10° 03' East a distance of 201.49 feet to an iron pin in said centerline and being the real point of beginning; thence with three division lines through the original 363.91 acres, North 13° 55' East, passing an iron pin at 61.55 feet, a distance of 890.05 feet to an iron pin; thence South 77° 51' East a distance of 253.30 feet to an iron pin; thence South 10° 40' West, passing an iron pin at 930.30 feet, a distance of 955.38 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with said centerline for the next two calls: North 74° 46' West a distance of 148.18 feet to an iron pin; thence North 57° 50' West a distance of 167.92 feet to the beginning. Containing six (6) acres, more or less, part of the premises transferred to J. V. Ditmer, et al. in Vol. 248, page 783 and subject to all legal highways and easements and included is the above two mentioned rights of way to be used by grantor and grantee for ingress and egress from Cline Road. Surveyed by Keith C. Swearingen, No. 6215, West Union, Ohio on August 5, 1980.

Auditor's Parcel No.: 149-00-00-057.00

Instrument      Book Page  
201700001919 OR      486 741

201700001919  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-22-2017 At 03:14 pm.  
DEED      52.00  
OR Book      486 Page 741 - 745

**APPROVED FOR TRANSFER**  
**Adams County Tax Map Dept.**  
Date: 6.22.17 By: AS  
Par.# 148-29  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

JUN 22, 2017

CONVEYANCE FEE \$ 715.80  
TRANSFER FEE 324  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Parcel No.: 148-00-00-029.000  
File No.: 17Q0035-1

## GENERAL WARRANTY DEED

**RHK Motors, LLC**, an Ohio limited liability company organized and existing under the laws of the State of Ohio for valuable consideration paid, grants, with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference:      Official Record 464, Page 401

**Executed** this 22<sup>nd</sup> day of June, 2017 by Rodney H. Kersey, Sole Member of **RHK Motors, LLC**, an Ohio limited liability company, as duly authorized.

**RHK Motors, LLC**, an Ohio limited  
liability company


By: 

Rodney H. Kersey  
Title: Sole Member



STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me a notary public in and for said county and state this 22<sup>nd</sup> day of June, 2017 by Rodney H. Kersey, Sole Member of RHK Motors, LLC, an Ohio limited liability company, Grantor herein, for and on behalf of RHK Motors, LLC.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

EXHIBIT "A"

Legal Description  
For File: 17Q0035-1

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 14123 and 16138, and also being a consolidation of all of the original 28 acres, 1 rod, and 2/3 pole tract (First Tract), all of the original 8 1/2 acre tract (Second Tract). All of the original 18 acre tract (Third Tract), and all of the original 15 3/5 acre tract (Fourth Tract) conveyed to Janet E. and J. Andrew Boland, Co-Trustees, et al. as recorded in O.R. Volume 235, Page 662, Adams County Official Records, O.R. Volume 408, Page 891, A.C.O.R. and O.R. Volume 445, Page 578, A.C.O.R., and being bounded and described as follows:

Beginning at a 1/4 inch diameter by 4 inch long iron spike (set) in the centerline of Cline Road (T-226), said spike bears S. 69° 18' 08" E. 1988.92 feet from a reference 1/4 inch diameter iron spike (found) at the intersection of the centerlines of said Cline Road and Tulip Road (C-9C), said spike being the northeast corner of a 23.06 acre tract conveyed to Patrick J. Clark (O.R. Volume 101. Page 667, A.C.O.R.) said spike also being a corner of a 10.94 acre tract conveyed to The Nature Conservancy (Deed Book 278, Page 93, Adams County Deed Records), thence leaving said Cline Road and with said 10.94 acre tract conveyed to said The Nature Conservancy for the next two (2) calls, N. 21° 25' 41" E. 129.63 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

Thence S. 72° 34' 19" E. 38.20 feet to a 6 inch diameter concrete monument (found), said concrete monument being a corner of a 42.22 acre tract conveyed to the Cincinnati Museum of Natural History (Deed Book 178, Page 652, A.C.D.R.);

Thence with said 42.22 acre tract conveyed to said Cincinnati Museum of Natural History, S. 70° 07' 42" E. 326.72 feet to a 6 inch wood post (found), said wood Post being the northwest corner of a 2.51 acre tract conveyed to The Nature Conservancy (Deed Book 276, Page 697, A.C.D.R.);

Thence with said 2.51 acre tract conveyed to said The Nature Conservancy and also with an 8.00 acre tract conveyed to EMS Realty, LLC (O.R. Volume 397, Page 605, A.C.O.R.) S. 10° 05' 18" E., passing a 1/4 inch diameter by 4

inch long iron spike (set) in the centerline of said Cline Road at 50.37 feet and also passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 78.25 feet, a total distance of 989.88 feet to a 1 inch diameter iron pipe (found), said pipe being a corner of a 25.26 acre tract conveyed to The Nature Conservancy (Deed Book 304, Page 259, A.C.D.R.);

Thence with said 25.26 acre tract conveyed to said The Nature Conservancy for the next three (3) calls, S. 23° 32' 09" W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 497.43 feet, a total distance of 507.43 feet to a 1/4 inch diameter by 4 inch long iron spike (set) in a 24 inch diameter cherry tree (found);

Thence S. 46° 25' 09" W. 625.26 feet to a 4 inch by 6 inch by 3 inch high stone (found);

Thence S. 63° 58' 10" E. 736.20 feet to a 4 inch by 8 inch by 12 inch high stone (found); said stone being a corner of a 91.804 acre tract conveyed to Donald R. Grooms (O. R. Volume 113, Page 576, A.C.O.R.);

Thence with said 91.804 acre tract conveyed to said Donald R. Grooms for the next two (2) calls, S. 34° 14' 58" W. 247.23 feet to a 5/8 inch diameter iron rebar (found);

Thence S. 60° 05' 37" W. 788.51 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of a 16.458 acre tract conveyed to Byron Kelly Grooms, et. al. (O.R. Volume 113, Page 569, A.C.O.R.);

Thence with said 16.458 acre tract conveyed to said Byron Kelly Grooms, et. al., S. 42° 48' 24" W. 608.02 feet to a 3/4 inch diameter iron rebar (found) said rebar being a corner of a 48.902 acre tract conveyed to Larry Hayslip (Deed Book 249, Page 590. A.C.D.R. );

Thence with said 48.902 acre tract conveyed to said Larry Hayslip for the next two (2) calls, N. 38° 17' 47" W. 702.66 feet to a 3/4 inch diameter iron rebar (found);

Thence N. 52° 00' 04" W. 290.06 feet to a 1 inch iron angle iron (found), said angle iron being a corner of a 27.28 acre tract conveyed to Brian S. and Janet K. Laib (O. R. Volume 235, Page 303, A.C.O.R.);

Thence with said Brian S. and Janet K. Laib, N. 04° 54' 33" E. 1181.85 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of said 23.06 acre tract conveyed to said Patrick J. Clark;

**Thence with said 23.06 acre tract conveyed to said Patrick J. Clark for the next two (2) calls, S. 68° 45' 16" E. 656.86 feet to a 1 inch iron angle iron (found);**

**Thence N. 21° 25' 41" E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 1670.65 feet, a total distance of 1686.35 feet to the place of beginning containing 31.091 acres from, and being all of, said original 28 acres, 1 rod, and 2/3 pole tract (First Tract), 10.110 acres from, and being all of, said original 8 1/2 acre tract (Second Tract), 17.881 acres from, and being all of, said original 18 acre tract (Third Tract), and 15.480 acres from, and being all of, said original 15 3/5 acre tract (Fourth Tract), thereby conveying a total of 74.562 acres and being subject to all legal rights-of-way and easements of record.**

**Bearings are magnetic and based on the S. 10° 05' 18" E. line. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on January 4, 2016.**



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

203 W. Main Street  
West Union, Ohio 45693  
937-544-5262

Everett Steward  
67.411 Acres

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey No. 12888, and also being a new survey of the Original 50 Acres, owned by Everett Steward, as recorded in O. R. 137, page 91 Adams County Deed Records and also being bounded and described as follows:

Beginning at a stone (found) at a corner to 24.75 acres of Richard D. and Peggy Cooley (Deed Book 277, page 252) and also at a corner to 2.39 acres of Everett Steward (Deed Book 275, page 269); thence continuing with said Steward's line, N 85 deg 04 min 00 sec W 262.79 feet to a 5/8" iron pin (found) at a corner to said Steward and also at a corner to 6.21 acres of Roy E. and Beckie Engman (Deed Book 230, page 684); thence continuing with said Engmans' line, N 83 deg 06 min 03 sec W 887.93 feet to a stone (found) at a corner to said Engman and also at a corner to 9.93 acres of Cincinnati Museum of Natural History (Deed Book 227, page 260); thence continuing with said property line, N 85 deg 13 min 51 sec W 380.73 feet to a 5/8" iron pin (set) at a Chestnut Stump and also at a corner to said 9.93 acres and also at a corner to 62.61 acres of Cincinnati Museum of Natural History (Deed Book 227, page 260); thence continuing with the line of said 62.61 acres, N 16 deg 21 min 26 sec W 1167.15 feet to a 5/8" iron pin (set) at a corner to said 62.61 acres and also at a corner to 93.808 acres of Cincinnati Museum of Natural History (Deed Book 227, page 260); thence continuing with said 93.808 acres for the next four calls, N 52 deg 09 min 53 sec E 990.00 feet to a 5/8" iron pin (set); thence S 36 deg 05 min 07 sec E 445.50 feet to a 5/8" iron pin (set); thence N 88 deg 25 min 53 sec E 1276.00 feet to a 1" iron pipe (found); thence S 16 deg 19 min 53 sec W 1193.00 feet to a 5/8" iron pin (set) at a corner to the said Cincinnati Museum of Natural History and also at a corner to said Cooley; thence continuing with said Cooleys' line, S 17 deg 38 min 00 sec W 438.73 feet to the beginning, containing 67.411 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record. Bearings are based upon the N 84 deg 04 min 00 sec W line as recorded in Deed Book 275, page 269.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on October 19, 2006 and found in File No. A-06-271.

filename: estewardt67411a06271c ✓



Parcel No: 134-00-00-024.000  
File No.: 06Q0098-1

Instrument 200600005620 OR Book Page 288 55

## GENERAL WARRANTY DEED

SENT TO WO

Everett Steward, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, Massachusetts 43215, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 137, Page 91  
Auditor's Parcel No.: 134-00-00-024.000

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 12-19-06 BY KTB  
Par. # 134-24  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

Executed this 11<sup>th</sup> day of December, 2006.

Everett Steward  
Everett Steward

200600005620  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
12-19-2006 At 02:49 pm.  
DEED 28.00  
OR Book 288 Page 55 - 56

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 11<sup>th</sup> day of December, 2006 by Everett Steward, Grantor herein.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT \_\_\_\_\_

Michael C. Fletcher  
Notary Public

DEC 19 2006

CONVEYANCE FEE 404.50  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\06Q0098-1 Nature Conservancy\deed.doc



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

*True Survey*  
APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: *4-18-18* By: *MB*  
Par.# *188-05*  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

APR 18 2018

CONVEYANCE FEE *\$917.30*  
TRANSFER FEE *504*  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201800001128  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-18-2018 At 10:39 am.  
DEED 52.00  
OR Book 502 Page 558 - 562

Parcel No.: 188-00-00-005.000  
File No.: 18Q0007-1

## GENERAL WARRANTY DEED

Larry L. Wiget and Donna M. Wiget, Husband and Wife for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

*Durable General Power of Attorney from Larry L. Wiget to Donna M. Wiget and/or Angela D. Bartley recorded August 31, 2017 in Official Record 490, Page 743 of the Recorder's Records of Adams County, Ohio.*

Prior Deed Reference:      Official Record 101, Page 723

Executed this 16<sup>th</sup> day of April, 2018.

*Larry L. Wiget by Donna M. Wiget P.O. A*  
Larry L. Wiget, by Donna M. Wiget,  
his Attorney in Fact

*Donna M. Wiget*  
Donna M. Wiget

STATE OF OHIO, COUNTY OF Ross, SS:

The foregoing instruction was acknowledged before me, a notary public in and for said county and state this 16<sup>th</sup> day of April, 2018 by Larry L. Wiget by Donna M. Wiget, his Attorney in Fact and Donna M. Wiget, Grantors herein.



Notary Public



MICHAEL C. FLETCHER Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



LARRY L. & DONNA M. WIGET (GRANTORS)  
115.698 ACRES

Situate in the Township of Green, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 15153, 13104, 14761, and 2199, and being all of the original 115.558 acre tract conveyed to Larry L. and Donna M. Wiget as recorded in O. R. Volume 101, Page 723, Adams County Official Records, Parcel Number 188-5.000, and being bounded and described as follows:

Beginning at a reference ¼ inch diameter iron spike (found) at the intersection of the centerlines of Tracy Run Road (T-179A) (30.00' R/W) and Blue Creek Road (C-18A), thence leaving the centerline of said Blue Creek Road and with the centerline of said Tracy Run Road for the next two (2) reference calls, N.77Deg.59'21"E. 330.56 feet to another reference ¼ inch diameter iron spike (found);

thence N.77Deg.16'41"E. 271.07 feet to a ¼ inch diameter by 2 inch long iron spike (set), said spike being the northeast corner of a 0.799 acre tract conveyed to Steve Harvey, et. al. (O. R. Volume 469, Page 176, A.C.O.R., Parcel Number 187-20.001), said spike also being the southeast corner of a 1.001 acre tract conveyed to John R. Morehouse, et. al. (O. R. Volume 66, Page 505, A.C.O.R., Parcel Number 187-20.002), said spike also being the True Point of Beginning of the tract hereby conveyed;

thence leaving said Tracy Run Road and with said 1.001 acre tract conveyed to said John R. Morehouse, et. al., N.04Deg.08'26"E., passing a 5/8 inch diameter iron rebar (found) at 20.47 feet, a total distance of 462.77 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 6.697 acre tract conveyed to Danny Ray Spires, et. ux. (Deed Book 278, Page 334, Adams County Deed Records, Parcel Number 187-17.000);

thence with said 6.697 acre tract conveyed to said Danny Ray Spires, et. ux. for the next two (2) calls, N.67Deg.22'45"E. 379.08 feet to a 5/8 inch diameter iron rebar (found);

thence N.50Deg.52'59"E. 274.48 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 55.01 acre tract conveyed to Alan R. Knox, et. ux., Trustees (O. R. Volume 359, Page 581, Parcel D, A.C.O.R., Parcel Number 187-16.000);

thence with said original 55.01 acre tract conveyed to said Alan R. Knox, et. ux., Trustees, N.02Deg.39'12"E. 169.26 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence continuing with said original 55.01 acre tract conveyed to said Alan R. Knox, et. ux., Trustees and also being with a 15.218 acre tract conveyed to Sonja J. Howard (O. R. Volume 54, Page 438, A.C.O.R., Parcel Number 187-16.001) and also being with a 9.153 acre tract conveyed to Allen W. Crabtree (O. R. Volume 391, Page 868, A.C.O.R., Parcel Number 187-15.000), N.27Deg.35'07"W. 696.07 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence continuing with said 9.153 acre tract conveyed to said Allen W. Crabtree, N.26Deg.33'56"E. 201.34 feet to a 3 inch by 7 inch by 3 inch high stone (found), said stone being a corner of an 87.9278 acre tract conveyed to The Nature Conservancy (O. R. Volume 352, Page 682, A.C.O.R., Parcel Number 177-17.003), a 31.893 acre tract conveyed to George A. Dreiling (O. R. Volume 274, Page 672, A.C.O.R., Parcel Number 188-3.003), and a 12.472 acre tract conveyed to David Carver, et. al. (O. R. Volume 212, Page 578, Tract 1, A.C.O.R., Parcel Number 188-4.000);

thence with said 12.472 acre tract conveyed to said David Carver, et. al. for the next two (2) calls, S.55Deg.47'21"E., 1335.16 feet to a 1/2 inch diameter iron rebar (found);

thence S.55Deg.38'27"E., passing a 1/4 inch diameter by 2 inch long iron spike (set) at 206.17 feet and also passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 256.30 feet and also passing another 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said Tracy Run Road at 274.99 feet, a total distance of 315.15 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of a 31.000 acre tract conveyed to Valentine G. Nastold, Sr. and Marcella Nastold (O. R. Volume 134, Page 193, A.C.O.R., Parcel Number 188-3.002);

thence with said 31.000 acre tract conveyed to said Valentine G. Nastold, Sr. and Marcella Nastold, S.54Deg.05'50"E. 1544.26 feet to a 1/2 inch diameter iron rebar (found), said rebar being a corner of a 197.487 acre tract conveyed to The Nature Conservancy (O. R. Volume 372, Page 525, A.C.O.R., Parcel Number 188-13.000);



thence with said 197.487 acre tract conveyed to said The Nature Conservancy for the next seven (7) calls, S.43Deg.25'57"W. 75.84 feet to a ½ inch diameter iron rebar (found);

thence S.55Deg.01'15"W. 512.30 feet to a ½ inch diameter iron rebar (found);

thence S.25Deg.15'20"W. 423.82 feet to a ½ inch diameter iron rebar (found);

thence S.74Deg.34'32"W. 74.94 feet to a ½ inch diameter iron rebar (found);

thence S.45Deg.41'04"W. 400.88 feet to a ½ inch diameter iron rebar (found);

thence S.33Deg.53'12"W. 243.96 feet to a ½ inch diameter iron rebar (found);

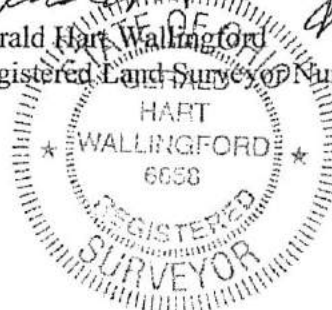
thence S.30Deg.39'55"W. 479.96 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 25.916 acre tract conveyed to Carol J. Fitzpatrick (O. R. Volume 431, Page 800, A.C.O.,R., Parcel Number 188-14.000);

thence with said original 25.916 acre tract conveyed to said Carol J. Fitzpatrick, N.47Deg.48'59"W. 2183.40 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of said 0.799 acre tract conveyed to said Steve Harvey, et. al.;

thence with said 0.799 acre tract conveyed to said Steve Harvey, et. al., N.04Deg.59'25"E., passing a 5/8 inch diameter iron rebar (found) at 248.58 feet, a total distance of 269.76 feet to the True Point of Beginning containing 115.698 acres and being all of said Parcel Number 188-5.000, and being subject to all legal rights-of-way and easements of record

Bearings are magnetic and based on the S.55Deg.38'27"E. line. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on March 5, 2018.

  
Gerald Hart Wallingford  
Registered Land Surveyor Number 6658



**APPROVED FOR TRANSFER**  
**Adams County Tax Map Dept.**  
Date: 8-6-18 By: AS  
Par.# 107-41  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

AUG 06 2018

CONVEYANCE FEE \$ 40.00  
TRANSFER FEE .50¢  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201800002325  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
08-06-2018 At 03:09 PM.  
DEED      36.00  
OR Book      508 Page 491 - 493

Parcel No.: 107-00-00-041.000  
File No.: 18Q0024-1

## LIMITED WARRANTY DEED

Adams County Historical Society, Inc., an Ohio non-profit corporation, organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with limited warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, OH 43017, the following **REAL PROPERTY**: Situated in the County of Adams, in the State of Ohio and in the Township of Brush Creek, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE  
A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 275, Page 690

Executed this 26<sup>th</sup> day of July, 2018 by Dean Bailey, President and Mary Fulton, Secretary of Adams County Historical Society, Inc., an Ohio non-profit corporation, as duly authorized.

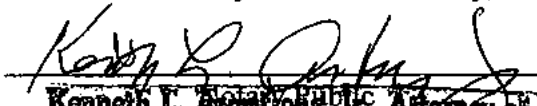
Adams County Historical Society, Inc.,  
an Ohio non-profit corporation

By: Dean Bailey  
Dean Bailey, President

By: Mary Fulton  
Mary Fulton, Secretary

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public in and for said county and state this 26th day of July, 2018 by Dean Bailey, President and Mary Fulton, Secretary of Adams County Historical Society, Inc., an Ohio non-profit corporation, Grantor herein, for and on behalf of Adams County Historical Society, Inc.

  
Kenneth L. Armstrong, Jr., Attorney at Law  
NOTARY PUBLIC, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 B.C.



This instrument prepared by: Michael C. Fletcher, Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

# **EXHIBIT "A"**

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 2615, and also being part of a 353.67 acre tract of land conveyed to Harry C. Egolf, et al. as recorded in Volume 257, Page 350, Adams County Deed Records, and being bounded as described as follows:

Beginning at a spike (found) at the intersection of the centerline of State Route 348 with the centerline of Cedar Mills Road (C-6D); thence with the centerline of said Cedar Mills Road for the next four calls, North 24° 26' 00" East 103.17 feet to a spike (set); thence North 14° 27' 10" East 69.38 feet to a spike (set); thence North 3° 07' 44" East 59.30 feet to a spike (set); thence North 3° 36' 00" West 73.93 feet to a spike (set); said spike being the point of beginning of the centerline of a 50.00 feet wide easement also hereby conveyed; thence leaving said Cedar Mills Road and with the centerline of said 50.00 feet wide easement for the next three calls, North 19° 11' 00" East 78.98 feet to a spike (set); thence North 35° 24' 40" East 141.00 feet to a spike (set); thence North 43° 16' 00" East 155.59 feet to a spike (set); said spike being the point of termination of the 50.00 feet wide easement also hereby conveyed; thence South 52° 01' 20" East, passing a 5/8 inch rebar (set) at 153.67 feet, a total distance of 299.79 feet to a point in the centerline of Cedar Run; thence with the centerline of said Cedar Run for the next three calls, South 49° 07' 40" West 234.88 feet to a point; thence South 70° 32' 40" West 230.00 feet to a point; thence South 13° 52' 40" West 158.65 feet to a spike (found) in the centerline of said State Route 348; thence with the centerline of said State Route 348, South 69° 51' 40" West 81.65 feet to the place of beginning, containing 2.558 acres, more or less, and being subject to all legal rights of way and easements of record.

Also hereby conveyed is the above described 50.00 feet wide easement for ingress and egress to the above described tract.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in May, 1987.

Parcel No.: 107-00-00-041.000

APPROVED FOR TRANSFER  
Adams County Treasurer  
Date: 1-14-19 BY: HB  
Par.# 164-P162  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 14 2019

201900000114  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
01-14-2019 At 11:57 am.  
DEED 40.00  
OR Book 517 Page 102 - 104

File No.: 18Q0086-1  
Parcel No.: 164-00-00-002.000

CONVEYANCE FEE  
TRANSFER FEE 10.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

## QUIT-CLAIM DEED

Know All Men by These Presents, That Mary Manley, a married woman whose husband is Paul Barker, in consideration of One Dollar (\$1.00) to her in hand paid does hereby **Remise, Release and Forever Quit Claim** to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Estate** situate in the County of Adams, State of Ohio, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior Deed Reference: Official Record 286, Page 331

*The purpose of this deed is to relinquish the right of first refusal of Mary Manley granted in Grant of Right of First Refusal set forth in Official Record 286, Page 331 of the Recorder's Records of Adams County, Ohio.*

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors and/or assigns forever.

Executed this 30<sup>th</sup> day of November, 2018 by Mary Manley and Paul Barker, her husband, who hereby executes this instrument to release his dower interest.

Mary Manley  
Mary Manley  
Paul Barker  
Paul Barker



STATE OF Kentucky, COUNTY OF Kenton, SS:

The foregoing instrument was acknowledged before me, a notary public in and for said county and state, this 20 day of November, 2018 by Mary Manley and Paul Barker, Grantors herein.

[Signature]

Notary Public



**SCOTT COOK**  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
June 8, 2022  
Notary ID# 602618

This instrument prepared by: Michael C. Fletcher, Esq., Griffin Fletcher & Herndon LLP  
3500 Red Bank Road, Cincinnati

NOTARY ID# 605818  
June 8, 2025  
My Commission Expires  
State At Large  
Notary Public, Kentucky  
SCOTT COOK



**EXHIBIT "A"**

Situated in the Township of Jefferson, County of Adams, and State of Ohio, and further described as follows:

80.905 acres along John Robinson Road and Reel Ridge Road and adjacent to Terry Bentley, Mark Fitzgerald, Theodore Easterling, Robert Haines and Bradley Gilbert.

Military Survey No. 14354

Beginning at a spike set in the centerline of John Robinson Road No. T-413 and corner to 13.66 acres of Terry Bentley as recorded in Volume 283, Page 319 and corner to 10.00 acres of Mark Fitzgerald as recorded in Volume 286, Page 44; thence with the centerline for the next three calls, South 30° 07' 00" East a distance of 26.40 feet to a spike set in the centerline of a culvert; thence South 18° 42' 00" East a distance of 99.53 feet to a spike set; thence South 13° 14' 00" East a distance of 355.00 feet to a spike set in the centerline of John Robinson Road and corner to Fitzgerald; thence with two lines of Fitzgerald, North 79° 28' 00" East a distance of 127.53 feet to an iron pin set; thence North 50° 15' 00" East a distance of 975.94 feet to an iron pin set in the line of 30 acres of Theodore Easterling; thence with two lines of Easterling, South 22° 35' 57" West a distance of 238.81 feet to a stone found; thence South 19° 14' 29" East a distance of 1534.87 feet to an iron pin set on the west side of Reed Ridge Road No. T-289; thence with the Road for the next two calls, South 2° 39' 40" West a distance of 594.00 feet to an iron pin set; thence South 18° 20' 20" East a distance of 99.00 feet to a spike set in the centerline Reel Ridge Road and corner to 70.31 acres of Bradley Gilbert, Jr. and Roy E. Gilbert as recorded in Volume 284, Page 799; thence with Gilberts' line, South 82° 38' 08" West a distance of 1725.35 feet to an iron pin set and corner to Gilberts and corner to Tract II of a 25 acres of Robert Earl and Anna Darlene Haines as recorded in Volume 221, Page 492; thence with the west line of the original 74 acres and Haines' line, North 5° 19' 48" West a distance of 2159.26 feet to an iron pin set near a beech and in the line of the aforementioned Terry Bentley; thence with Bentley's line, North 63° 40' 00" East a distance of 548.89 feet to the beginning. Containing 80.905 acres, more or less. Being the same premises transferred to Richard Thomas and John H. Condon in Volume 291, Page 25 and subject to all legal highways and easements.

Bearings are magnetic and based upon the South 30° 07' 00" East line along the centerline of John Robinson Road.

A survey of this property was made by Robert E. Satterfield RLS No. 4238, West Union, Ohio on May 28, 1991.

Parcel No.:      164-00-00-002.000



**96**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Baer (TNC)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other -

201100000571  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
02-24-2011 At 10:05 am.  
DEED 36.00  
OR Book 372 Page 525 - 527

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GEORGE A. BAER, III, unmarried, and CAROL A. ROMOHR, fka Carol A. Baer, unmarried, for valuable consideration paid, grant with general warranty covenants to THE NATURE CONSERVANCY, a nonprofit corporation organized under the laws of the District of Columbia, having its principal office at 4245 North Fairfax Drive, Arlington, Virginia 22203-1606, and maintaining an Ohio Field Office at 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described real property:

See attached Exhibit A for complete legal description.  
Parcel No.: 188-00-00-013-000

Prior Deed Reference: O. R. 263, Page 660, Adams County, Ohio Recorder's Office.

GRANTORS herein have caused their hand and seal to be affixed hereto this 5<sup>th</sup> day of January, 2011.

  
GEORGE A. BAER, III

  
CAROL A. ROMOHR, fka Carol A. Baer,

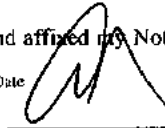
STATE OF OHIO, Warren COUNTY, SS:

BE IT REMEMBERED, that on this 5<sup>th</sup> day of January, 2011, before me, the subscriber, a Notary Public in and for said County and State, personally appeared GEORGE A. BAER, III, unmarried, whose name is subscribed to and who executed the foregoing instrument, and acknowledged that the execution was his free and voluntary act and deed for the used and purposes in said instrument mentioned

I have hereunto subscribed my name and affixed my Notarial seal; on the day and year last aforesaid.



Notary Public, State of Ohio  
My commission has no Expiration Date

  
Notary Public, State of Ohio

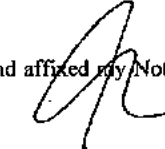
STATE OF OHIO, Warren COUNTY, SS:

BE IT REMEMBERED, that on this 5<sup>th</sup> day of January, 2011, before me, the subscriber, a Notary Public in and for said County and State, personally appeared CAROL A. ROMOHR, fka Carol A. Baer, unmarried, whose name is subscribed to and who executed the foregoing instrument, and acknowledged that the execution was her free and voluntary act and deed for the used and purposes in said instrument mentioned

I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.



Andrew P. George  
Notary Public, State of Ohio  
My commission has no Expiration Date

  
Notary Public, State of Ohio

This instrument prepared by: Andrew P. George, Attorney at Law, P. O. Box 36, Lebanon, Ohio 45036



**APPROVED FOR TRANSFER**  
Adams County Tax Map Dept.  
Date: 4-11-11 By: HS  
Par. #: 188-13  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.  
*New Survey*

**EXHIBIT A**  
**Description of Property**

The Nature Conservancy  
197.487 Acres

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 13408 and also being a consolidation of Tract No. I of the original 115.56 acres and Tract No. II of the original 82.42 acres owned by George A. Baer, III and Carol A. Baer as recorded in O.R. 263, P. 660 Adams County Deed Records and bounded and described as follows:

Beginning at a 5/8" iron pin set at a corner to Brett M. Spencer, Et. Al., Parcel one of original 60 acres and Parcel two original 40 acres (save and except 115.56 acres, 6.88 acres remaining O.R. 185, P. 580) and also a corner to 297.12 acres of Carl H. and Jane Seyfried (D.B. 297, P. 256) and also at the southeast corner of Tract one of the original 115.56 acres (O.R. 263, P. 660); thence with said Spencer's line, S 66 deg 00 min 59 sec W 570.37 feet to a 5/8" iron pin set and a corner to the aforementioned Carl H. and Jane Seyfried; thence with said Seyfried's line for the next two calls, N 71 deg 34 min 00 sec W 347.10 feet to a 5/8" iron pin set; thence N 62 deg 45 min 00 sec W 727.11 feet to a 5/8" iron pin set and a corner to 25.663 acres of KBK partnership (D.B. 291, P. 439); thence with said Partnership's line for the next two calls, N 13 deg 44 min 00 sec W 264.98 feet to a 5/8" iron pin set; thence N 26 deg 00 min 43 sec W 494.97 feet to a 5/8" iron pin set and a corner to 27.824 acres of KBK Partnership (D.B. 291, P. 439); thence with said Partnership's line, N 04 deg 00 min 56 sec W 297.08 feet to a 5/8" iron pin set and a corner to the original 61.63 acres of Joan Hilderbrand (O.R. 202, P. 412); thence with said Hilderbrand's line, N 59 deg 03 min 15 sec E 442.06 feet to a 5/8" iron pin found and a corner to 25.916 acres of Rodney McGovney Life Estate, Gary and Carol Fitzpatrick (O.R. 213, P. 225); thence with said McGovney's line, N 40 deg 24 min 16 sec E 257.88 feet to a 5/8" iron pin found and a corner to 115.558 acres of Larry L. and Donna M. Wiget (O.R. 101, P. 723); thence with said Wiget's line for the next seven calls, N 24 deg 29 min 37 sec E 481.65 feet to a 5/8" iron pin found; thence N 27 deg 53 min 58 sec E 243.56 feet to a 5/8" iron pin found; thence N 39 deg 39 min 08 sec E 400.86 feet to a 5/8" iron pin found; thence N 68 deg 32 min 51 sec E 75.02 feet to a 5/8" iron pin found; thence N 19 deg 15 min 30 sec E 423.81 feet to a 5/8" iron pin found; thence N 49 deg 00 min 57 sec E 512.17 feet to a 5/8" iron pin found; thence N 37 deg 22 min 34 sec E 75.86 feet to a 5/8" iron pin found and a corner to 31.000 acres of Valentine G. Nastold (O.R. 134, P. 193); thence with said Nastold's line for the next two calls, S 85 deg 08 min 11 sec E 502.16 feet to a stone found; thence N 69 deg 10 min 15 sec E 126.43 feet to a 5/8" iron pin found and a corner to 31.928 acres of Michael W. and Elizabeth A. Stratman (O.R. 267, P. 228); thence with said Stratman's line for the next two calls, N 72 deg 01 min 41 sec E 629.04 feet to a stone found; thence N 28 deg 09 min 22 sec E 359.40 feet to a stone found and a corner to 68.049 acres of Steve Harvey and Sherry Crum (O.R. 275, P. 649); thence with said Crum's line, N 31 deg 00 min 17 sec E 716.01 feet to a 5/8" iron pin found and a corner to 95.92 acres of Julianne P. Cassidy

(D.B. 233, P. 606); thence with said Cassity's line for the next six calls, S 57 deg 00 min 25 sec E 556.54 feet to a stone found; thence S 29 deg 21 min 50 sec E 165.68 feet to a stone found; thence N 85 deg 19 min 10 sec E 222.94 feet to a 5/8" iron pin set; thence S 27 deg 40 min 22 sec E 185.25 feet to a stone found; thence S 27 deg 25 min 30 sec E 132.59 feet to a 5/8" iron pin set; thence S 23 deg 11 min 13 sec W 852.11 feet to a 5/8" iron pin set and a corner to Tract 2 of 9.61 acres of Thurman and Darlene Horsley (O.R. 298, P. 391); thence with said Horsley's line, S 23 deg 11 min 08 sec W 374.38 feet to a 5/8" iron pin set and a corner to 139.75 acres of Robert R. and Margaret J. Rideout Life Estate (O.R. 10, P. 796); thence with said Rideout's line for the next two calls, S 59 deg 30 min 47 sec E 301.84 feet to a 5/8" iron pin set; thence S 06 deg 00 min 46 sec E 568.51 feet to a 5/8" iron pin set and a corner to 69.83 acres of Darryl W. Lewis and Rick Fellers (O.R. 168, P. 680); thence with said Lewis and Fellers' line for the next seven calls, N 78 deg 32 min 50 sec W 1684.97 feet to a 5/8" iron pin set; thence S 17 deg 23 min 37 sec W 257.66 feet to a 5/8" iron pin set; thence S 39 deg 14 min 45 sec W 184.81 feet to a 5/8" iron pin set; thence S 56 deg 14 min 04 sec W 246.38 feet to a 5/8" iron pin set; thence S 15 deg 35 min 13 sec W 341.82 feet to a 5/8" iron pin set; thence S 25 deg 58 min 08 sec W 421.34 feet to a 5/8" iron pin set; thence S 04 deg 22 min 35 sec W 196.56 feet to a stone found and a corner to the aforementioned Carl H. and Jane Seyfried (297.12 acres); thence with said Seyfried's line for the next three calls, S 00 deg 48 min 07 sec E 233.82 feet to a stone found; thence S 41 deg 37 min 56 sec W 264.44 feet to a 5/8" iron pin set; thence S 00 deg 18 min 56 sec E 462.28 feet to the beginning, containing 197.487 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 62 deg 45 min 00 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on November 20, 2009 and found in File No. A-09-159.  
Filename: georgeabac197265acR

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

FEB 24 2011

CONVEYANCE FEE 711.00  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR



\* 9 9 9 9 9 9 9 \*

# 102

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Bilyeu (TNC)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

~~DEED~~

Instrument 201000000430 OR Book Page 352 682

COPY

201000000430  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
02-17-2010 At 11:35 am.  
DEED 68.00  
OR Book 352 Page 682 - 686

Parcel No: 177-00-00-017-000  
File No.: 09Q0163-1

### FIDUCIARY DEED

**D.K. Bilyeu, Trustee under the D.K. Bilyeu and Delores Bilyeu Trust dated June 25, 2007**, for valuable consideration paid, grants and conveys with fiduciary covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

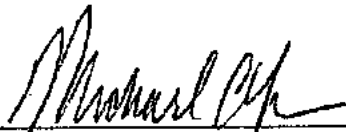
Prior Deed Reference: Official Record 314, Page 814  
Auditor's Parcel No.: 177-00-00-017-000

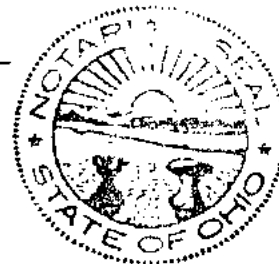
Executed this 16<sup>th</sup> day of February, 2010.

  
D.K. Bilyeu, Trustee

STATE OF OHIO, COUNTY OF Adams, SS:

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2010  
by D.K. Bilyeu, Trustee under the D.K. Bilyeu and Delores Bilyeu Trust dated June 25, 2007,  
for and on behalf of said Trust.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

**APPROVED FOR TRANSFER**  
Adams County Tax Map Dept.  
Date: 2-17-10 By: AS  
Per. #: 177-P/017  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

EXHIBIT "A"

Legal Description  
For File: 09Q0163-1

Borrower: The Nature Conservancy

FEB 17 2010  
CONVEYANCE FEE 545.20  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Situate in the Township of Green, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 2022, 2024, 13801 and 15153, and also being part of an original 92.89 acre tract conveyed to D.K. Bilyeu, Trustee of the D.K. Bilyeu and Delores Bilyeu Family Trust as recorded in O.R. Volume 314, Page 814, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (set) in the centerline of Blue Creek-Rome Road (C-18A), said spike bears N 06° 15' 25" W. 3621.91 feet from a spike (found) at the intersection of the centerline of said Blue Creek-Rome Road and Tracy Run Road (T-179A), said spike also being the southwest corner of a 3.628 acre tract conveyed to Carl L. Cox (Volume 305, Page 721, A.C.D.R.), thence leaving said Blue Creek-Rome Road and with said Carl L. Cox for the next 2 calls, S. 64° 13' 24" E., passing a 5/8" rebar (set) at 30.00 feet, a total distance of 296.79 feet to a 3/4" rebar (found);

Thence N. 33° 07' 32" E. 539.09 feet to a 3/4" rebar (found) in the south line of a 3.39 acre tract conveyed to James E. Parks (Volume 274, Page 773, Second Tract, A.C.D.R.);

Thence with said James E. Parks for the next 2 calls, S. 82° 59' 30" E. 298.44 feet to a 5/8" rebar (set);

Thence N. 35° 44' 21" E. 146.56 feet to a 5/8" rebar (set), said rebar being the southeast corner of a 3 1/4 acre tract conveyed to James E. Parks (Volume 274, Page 773, A.C.D.R.);

Thence with said 3 1/4 acre tract conveyed to said James E. Parks, N. 21° 10' 51" E. 240.99 feet to a stone (found), said Stone being a corner of a 165 acre tract conveyed to David L. and Donna G. Gray, L.E. to Atha Marie Gray (O.R. Volume 219, Page 870, Tract 1, A.C.D.R.);

Thence with said David L. and Donna G. Gray, L.E. to Atha Marie Gray for the next 2 calls, S. 62° 39' 02" E. 414.21 feet to a 5/8" rebar (set);

Thence S.  $48^{\circ} 55' 57''$  E, 1094.80 feet to a stone (found), said stone being a corner of an original 46.30 acre tract conveyed to Diane E. and Rick N. Clouse (O.R. Volume 312, Page 016, Tract 2, A.C.D.R.) and also a corner of a 30.000 acre tract conveyed to Jeff and Linda Bickel (O.R. Volume 104, Page 392, A.C.D.R.);

Thence with said Jeff and Linda Bickel and also with a 31.893 acre tract conveyed to George A. Dreiling (O.R. Volume 274, Page 672, A.C.D.R.), S.  $72^{\circ} 56' 07''$  W., passing a  $5/8''$  rebar (found) at 673.58 feet, a total distance of 836.57 feet to a stone (found);

Thence continuing with said George A. Dreiling for the next 2 calls, S.  $25^{\circ} 56' 27''$  W. 188.12 feet to a stone (found);

Thence S.  $00^{\circ} 16' 38''$  E. 996.16 feet to a stone (found), said stone being a corner of a 12.442 acre tract conveyed to David, Cindy and Stephen Carver (O.R. Volume 212, Page 578, Tract 1, A.C.D.R.) a corner of a 115.558 acre tract conveyed to Larry L. and Donna M. Wiget (O.R. Volume 101, Page 723, A.C.D.R.), and a corner of a 9.153 acre tract conveyed to Nathan and Stephanie Jester (O.R. Volume 335, Page 630, A.C.D.R.);

Thence with said Nathan and Stephanie Jester, S.  $84^{\circ} 15' 16''$  W. 989.49 feet to a  $5/8''$  rebar (set), said rebar being the southeast corner of a 4.6 acre tract conveyed to Norman and Marcella Walker (Volume 192, Page 438, A.C.D.R.);

Thence with said Norman and Marcella Walker for the next 2 calls, N.  $14^{\circ} 27' 51''$  W. 414.77 feet to a  $5/8''$  rebar (set);

Thence S.  $78^{\circ} 27' 17''$  W. 81.66 feet to a  $5/8''$  rebar (found), said rebar being the southeast corner of a 3.700 acre tract conveyed to Terry E. Cox (O.R. Volume 102, Page 476, A.C.D.R.);

Thence with said Terry E. Cox for the next 2 calls, N.  $09^{\circ} 18' 28''$  W. 428.62 feet to a  $5/8''$  rebar (found);

Thence S.  $79^{\circ} 59' 12''$  W., passing a  $5/8''$  rebar (found) at 323.64 feet, a total distance of 348.53 feet to a spike (found) in the centerline of said Blue Creek-Rome Road;

Thence with the centerline of said Blue Creek-Rome Road for the next 3 calls, S.  $02^{\circ} 36' 31''$  E. 106.60 feet to a spike (found);

Thence S.  $02^{\circ} 41' 51''$  E. 336.31 feet to a spike (found);

Thence S.  $07^{\circ} 24' 30''$  E. 361.46 feet to a spike (found), said spike being a corner of a 55.01 acre tract conveyed to Martha L. Siegrist, Trustee of The Siegrist Family Trust (O.R. Volume 293, Page 184, Parcel D. A.C.D.R.);

Thence leaving said Blue Creek-Rome Road and with Martha L. Siegrist, Trustee of The Siegrist Family Trust, S.  $84^{\circ} 15' 05''$  W. 367.61 feet to a point in the Stout Run from which a reference  $5/8''$  rebar (set) bears S.  $22^{\circ} 15' 39''$  W. 21.73 feet, said point being a corner of a 19.30 acre tract conveyed to Joyce A. and Beverly J. Cox (O.R. Volume 335, Page 571, Parcel No. 4, A.C.D.R.), said point also being a corner of a 121.13 acre tract conveyed to Arthur Dean and Terrie Blue McGraw (O.R. Volume 268, Page 748, Parcel 1 A.C.D.R.);

Thence with said Arthur Dean and Terrie Blue McGraw for the next 8 calls, N.  $19^{\circ} 55' 34''$  W. 365.90 feet to a  $5/8''$  rebar (set);

Thence N.  $05^{\circ} 04' 26''$  E. 115.50 feet to a point from which a reference  $5/8''$  rebar (set) bears N.  $54^{\circ} 45' 35''$  E. 7.31 feet;

Thence N.  $29^{\circ} 04' 26''$  E. 247.50 feet to a  $5/8''$  rebar (set);

Thence N.  $08^{\circ} 04' 26''$  E. 165.00 feet to a  $5/8''$  rebar (set);

Thence N.  $10^{\circ} 55' 34''$  W. 412.50 feet to a  $5/8''$  rebar (set);

Thence N.  $19^{\circ} 34' 26''$  E. 82.50 feet to a  $5/8''$  rebar (set);

Thence N.  $24^{\circ} 48' 30''$  E. 957.00 feet to a  $5/8''$  rebar (set);

Thence N.  $41^{\circ} 13' 44''$  E. 656.99 feet to a  $5/8''$  rebar (set) on the east side of said Blue Creek-Rome Road, said rebar being the northwest corner of said  $3 \frac{1}{4}$  acre tract conveyed to said James E. Parks;

Thence with the east side of said Blue Creek-Rome Road and also with the west line of said  $3 \frac{1}{4}$  acre tract conveyed to said James E. Parks, S.  $09^{\circ} 45' 29''$  W. 115.50 feet to a  $5/8''$  rebar (set), said rebar being the northwest

corner of said 3.39 acre tract conveyed to said James E. Parks;

Thence continuing with the east side of said Blue Creek-Rome Road and also with the west line of said 3.39 acre tract conveyed to said James E. Parks; S. 14° 46' 54" W. 331.97 feet to a 5/8" rebar (set) in the north line of said Carl L. Cox;

Thence with the north line of said Carl L. Cox, N. 83° 00' 23" W. 16.50 feet to a spike (found) in the centerline of said Blue Creek-Rome Road;

Thence with the centerline of said Blue Creek-Rome Road, S. 23° 17' 26" W. 404.68 feet to the place of beginning, containing 90.9278 acres, more or less, and being subject to all legal rights-of-way and easements of record.

Save and except: Beginning at a reference spike (set) in the centerline of Blue Creek-Rome Road (C-18A), said spike bears N. 06° 15' 25" W. 3621.91 feet from a spike (found) at the intersection of the centerlines of said Blue Creek-Rome Road and Tracy Run Road (T-179A), said spike also being the southwest corner of a 3.628 acre tract conveyed to Carl L. Cox (Volume 305, Page 721, A.C.D.R.), thence with the centerline of said Blue Creek-Rome Road and being a new division line through the original 92.89 acre tract of which this is a part, S. 21° 57' 28" W. 76.70 feet to a spike (set), said spike being the true point of beginning of the tract hereby conveyed;

Thence leaving said Blue Creek-Rome Road and with 7 additional new division lines through the original 92.89 acre tract of which this is a part, S. 64° 13' 24" E. passing a 5/8" rebar (set) at 20.54 feet, a total distance of 308.79 feet to a 5/8" rebar (set);

Thence S. 25° 46' 36" W. 447.73 feet to a 5/8" rebar (set);

Thence N. 64° 13' 24" W., passing a 5/8" rebar (set) at 245.24 feet, a total distance of 267.24 feet to a spike (set) in the centerline of said Blue Creek-Rome Road;

Thence with the centerline of said Blue Creek-Rome Road for the next 4 calls, N. 14° 21' 02" E. 44.62 feet to a spike (set);

Thence N. 18° 18' 11" E. 59.38 feet to a spike (set);

Thence N. 21° 33' 50" E. 282.78 feet to a spike (set);

**Thence N. 21° 57' 28" E. 63.25 feet to the true point of beginning, containing 3.0000 acres, more or less, and being subject to all legal rights-of-way and easements of record.**

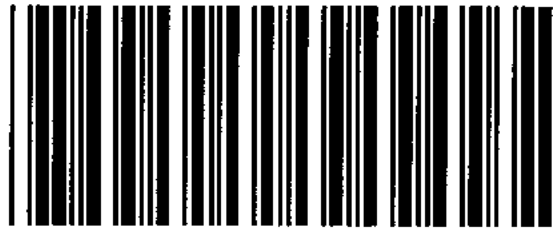
**This instrument hereby conveys a total of 87.9278 acres.**

**Bearings are magnetic and based on the S. 07° 24' 30" E. line. The above survey was performed under the supervision of Gerald Hart Wallingford Registered Land Surveyor 6658, on October 23, 2009.**

**There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.**

**177-00-00-017-000**





\* 9 9 9 9 9 9 \*

**38**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Black 3 (Abner Hollow)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

Foster

76.42

TAUSAR 012 3341

Legal Description

40

WARRANTY DEED

Helen C. Black also known as Helen Black married to Robert L. Black, as a gift to The Nature Conservancy whose mailing address is 1313 Fifth Street S.E., Minneapolis, Minnesota, 55414 does hereby give as a Gift and Grant and Convey to The Nature Conservancy, a corporation organized and existing under the laws of the District of Columbia, and its successors and assigns forever, the following described three tracts of real estate:

Tract One:

Being situated in Military Survey Nos. 8314 and 9210, in the Township of Green, the County of Adams, in the State of Ohio and bounded and described as follow:

Beginning at a spike in the centerline of Asher Run Road and a corner to Dorothy Pollard and at the southeast corner of the original 6.00 acres; thence with said centerline of Asher Run Road for the next two calls, S 43 deg 15 min W a distance of 143.95 feet to a spike; thence S 50 deg 52 min W a distance of 470.00 feet to a spike in said centerline and a corner to a 2.30 acres previously transferred to Floyd C. Denney; thence with said Denney's line, N 32 deg 00 min, W, passing an iron pin at 192.85 feet, a distance of 218.85 feet to a stake in the centerline of a small branch and a corner to the aforementioned Dorothy Pollard; thence with three lines of said Pollard, N 60 deg 56 min E a distance of 537.20 feet to a stake in the centerline of a small branch; thence N 68 deg 40 min E a distance of 90.00 feet to a stake at the intersection of two small branches; thence with the centerline of the latter mentioned branch, S 18 deg 20 min E a distance of 82.00 feet to the beginning, containing 2.28 acres more or less, being a part of the original 6 acres of the premises transferred to Shelby Pollard in Volume 163, Page 259 and subject to all legal highways and easements.

001 100

A survey of this property was made by Robert E. Satterfield, Surveyor No 4238, West Union, Ohio in January, 1979.

Missing:

- option
- plat

Prior deed reference: Book 244, Page 434 Deed Records, Adams County, Ohio

**Tract Two:**

Being situated in Military Survey Nos. 8510 and 14431, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Waggoner Run Road, corner of a 206.99 acres of The Cincinnati Museum of Natural History; thence with four lines of said Cincinnati Museum of Natural History, S 54 deg 36 min E a distance of 266.40 feet to an iron pin; thence S 38 deg 48 min W a distance of 913.05 feet to an iron pin; thence S 63 deg 54 min E a distance of 582.48 feet to a stone; thence N 67 deg 21 min E a distance of 252.74 feet to an iron pin, corner to Ralph Brown; thence six lines of said Brown, S 14 deg 05 min E a distance of 538.05 feet to a stone; thence S 65 deg 35 min E a distance of 39.25 feet to a stone; thence S 72 deg 40 min W a distance of 288.07 feet to an iron pin; thence S 21 deg 20 min W a distance of 135.00 feet to a stone; thence S 62 deg 15 min W a distance of 105.18 feet to a stone; thence N 84 deg 20 min W a distance of 235.35 feet to a stone, corner to Lyle Reynolds; thence with four lines of said Lyle Reynolds, N 50 deg 10 min E a distance of 72.60 feet to a stone; thence N 72 deg 35 min W a distance of 148.50 feet to a stone; thence N 55 deg 46 min W a distance of 630.93 feet to a stone; thence N 57 deg 30 min W a distance of 673.00 feet to a spike in the centerline of the aforementioned Waggoner Run Road, corner to Albert Meyer; thence with five lines of said Meyer, N 19 deg 05 min W a distance of 351.21 feet to an iron pin; thence S 63 deg 42 min W a distance of 152.44 feet to an iron pin; thence N 19 deg 04 min W a distance of 804.40 feet to a stone; thence S 77 deg 59 min E a distance of 232.54 feet to a stone; thence N 66 deg 27 min E a distance of 823.00 feet to a stone, corner to Helen Black; thence with said Black's line, S 55 deg 15 min E a distance of 727.66 feet to a spike in the centerline of the aforementioned Waggoner Run Road; thence with the centerline of said Waggoner Run Road for the next two calls, N 56 deg 40 min E a distance of 124.35 feet to a spike; thence N 69 deg 07 min E a distance of 95.45 feet to the beginning, containing 56.44 acres more or less, being the remainder of the original 50.00 acres and the whole of the original 8.75 acres of the premises transferred to Shelby Pollard in Volume 158, page 80 and subject to all legal highways and easements.

Prior Deed Reference: Book 243, Page 489 Deed Records, Adams County, Ohio.

101 101

**Tract Three:**

Being situated in Military Survey Nos. 4832, 8510 and 16188, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Waggoner Run Road and a corner to Shelby Pollard; thence with the centerline of Waggoner Run Road for the next two calls, S 69 deg 07 min W a distance of 95.45 feet to a spike; thence S 56 deg 40 min W a distance of 124.35 feet to a spike in said centerline and a corner to the aforementioned Shelby Pollard; thence with said Pollard's line, N 56 deg 31 min W a distance of 721.80 feet to a stone, corner to Albert Meyer; thence with said Meyer's line, N 36 deg 16 min E a distance of 820.75 feet to an iron pin; thence with a division line through the original tract, S 55 deg 00 min E, passing an iron pin at 1183.90 feet, a distance of 1213.90 feet to a spike in the centerline of Waggoner Run Road; thence with said centerline, S 69 deg 07 min W a distance of 828.35 feet to the beginning, containing 17.70 acres more or less, being a part of the premises transferred to Helen C. Black in Volume 225, page 12 and subject to all legal highways and easements.

Save and except the minerals within and underlying the premises, together with the mining and drilling rights, privileges and immunities thereof belonging as set out in Deed Volume 156, page 145.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in November 1974.

Prior Deed Reference: Book 225, Page 12, Deed Records, Adams County, Ohio

And all the Estate, Right, Title and Interest of the said Grantors in and to said premises; To have and to hold the same with all the privileges and appurtenances thereto belonging to said Grantee The Nature Conservancy, its successors and assigns. And the said Grantors do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered as indicated herein, so that they will Defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The Grantors, herein Helen C. Black also known as Helen Black and her husband Robert L. Black, who release all rights and expectancy of dower in said premises, have here-

unto set their hands this 22nd day of December, 1994.

Signed and acknowledged in  
the presence of us:

Amelia K. Moore

Helen C. Black  
Helen C. Black

James W. Schluter

Robert L. Black  
Robert L. Black

State of Ohio )  
                  ) SS:  
County of Adams )

On this 22nd day of December, 1994, before me a notary public  
in and for the County of Adams and State of Ohio personally came  
Helen C. Black and Robert L. Black, the Grantors in the forego-  
ing deed, and acknowledged the signing thereof to be their volun-  
tary act and deed.

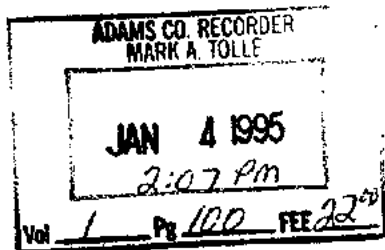
James W. Schluter Notary Public. My Commission Expires 12/31/99  
CHIO REC'D 12/22/94

This instrument was prepared by James W. Schluter, Esq.

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 04 1995

CONVEYANCE FEE: 1.50  
TRANSFER FEE: 1.50  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR



JAN 4 1995

T-1 162-28  
T-2 162-24  
T-3 162-23





## GENERAL WARRANTY DEED\*

2292

DEED OUT

26

The Nature Conservancy <sup>NON-PROFIT</sup>, a corporation organized and existing under the laws of the State of District of Columbia for valuable consideration paid, grants, with general warranty covenants, to David and Jina Bohl, husband and wife, whose tax-mailing address is P.O. Box 291, Mt. Orab, OH 45154 the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

This conveyance is subject to all rights, restrictions and easements of record; to real estate taxes due in 1990 and thereafter; to a lease between the Grantor herein and Lucien Fenton; and to those restrictions set out in Exhibit B attached hereto and incorporated by reference herein.

Prior Instrument Reference: Vol. 285 Page 300 of the Deed Records of Adams County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Russell Van Herik, its <sup>vice</sup> president, and Jane Prohaska, its <sup>assistant</sup> secretary, thereunto duly authorized by resolution of its board of directors, this 18<sup>th</sup> day of Sept. 1990. Signed and acknowledged in the presence of:

WITNESS Gail Harbeck  
WITNESS Donna Riggs

THE NATURE CONSERVANCY (in)  
by Russell Van Herik, Vice PRESIDENT  
Jane Prohaska, Assistant SECRETARY

State of Ohio Minnesota

County of Hennepin SS.

BE IT REMEMBERED, That on this day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came Russell Van Herik, vice president, and Jane Prohaska, assistant secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors, governors.

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



Rose A. Roznowski  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY

My commission expires 6-5-95

This instrument was prepared by Jane Prohaska, Regional Counsel, The Nature Conservancy, 1313 Fifth Street S.E., Minneapolis, MN 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

# EXHIBIT A

## LEGAL DESCRIPTION

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 14309 and 14617, and also being part of a 41.971 acre tract conveyed to The Nature Conservancy as recorded in Volume 285, Page 300, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Hamm Road (1-1095), said spike being a corner of Robert Taylor (Volume 266, Page 765, A.C.D.R.), thence leaving said Hamm Road and with said Robert Taylor, S.21°-49'-38"E. 250.00 feet to a rebar (set); thence with four (4) new division lines through the tract of which this is a part, S.68°-10'-22"W. 400.00 feet to a rebar (set); thence N.21°-49'-38"W., passing a rebar (set) in the centerline of said Hamm Road at 599.06 feet, a total distance of 700.00 feet to a rebar (set); thence N.68°-10'-22"E. 400.00 feet to a rebar (set); thence S.21°-49'-38"E. 450.00 feet to the place of beginning containing 6.428 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in April 1990.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code	
FEE \$	17.00
EXEMPT	
WM. J. STONE, County Auditor	

TRANSFERRED 9/21 1990  
 WM. J. STONE  
 ADAMS COUNTY AUDITOR  
 FEE 504

ACCEPTABLE FOR TRANSFER  
 Per D. Gault 09-21-90  
422590

EXHIBIT B  
RESTRICTIONS

The property shall be subject to the following restrictions:

There shall be no further subdivision of the property.

No mobile homes shall be placed on the property.

The property shall not be used for business or commercial purposes nor may any structures be placed on the property in conjunction with any business or commercial purpose. Nothing herein shall be construed to prevent the use of the property for agricultural or residential purposes.

There shall be no mineral exploration or removal by any method which would disturb the surface of the property.

These restrictions shall run with the property in perpetuity and shall be binding upon the Grantees herein and the Grantees' heirs, successors and assigns. The restrictions shall further be deemed to benefit the adjacent land to the north and south now owned by The Nature Conservancy as acquired by it in that deed recorded in Adams County on November 22, 1989 at Volume 285, Page 300. The Nature Conservancy and its successors and assigns to its interest in this adjacent property shall have the right to enforce these restrictions through any proceeding available at equity or in law.

ADAMS COUNTY  
RECORDER  
REC'D. FEES 1200

SEPT 21 90

11:07 AM

RECORDED  
VOL. 289 PAGE 26  
BILL McHENRY

**CASO Scanning and Image Processing**  
**TNC- Ohio: Land Protection Files**

**END**  
**DOC**

# WARRANTY DEED

Approved For Transfer  
Rec'd. That Warrant  
Adams County Engineer

2291

DEED  
TA. USMRO1 #1306  
#15919  
SEP 21 1990

24

DAVID T. BOHL, a married man and JINA L. BOHL, his wife, of Brown County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, Virginia 22209, whose tax mailing address is 1504 W. First Avenue, Columbus, OH 43212, the following **REAL PROPERTY**:

Situated in the Township of Green, in the County of Adams, in the State of Ohio in Military Survey No. 14804 and bounded and described as follows:

BEGINNING at an iron pin north of Hamm Road and a corner to a 85 acres of Thomas C. Smith; thence with two lines of said Smith, S 29 deg 00 min E a distance of 1004.68 feet to an iron pin; thence S 47 deg 00 min E a distance of 938.97 feet to an iron pin in the line of John C. Neupauer; thence with two lines of said Neupauer, S 45 deg 12 min W a distance of 858.00 feet to an iron pin; thence N 85 deg 00 min W a distance of 1542.18 feet to an iron pin; thence N 40 deg 00 min W a distance of 412.50 feet to an iron pin and a corner to John Richards; thence with two lines of said Richards, N 25 deg 15 min E a distance of 956.11 feet to an iron pin; thence S 89 deg 07 min W a distance of 297.79 feet to a spike in the centerline of the aforementioned Hamm Road; thence with said Hamm Road; N 39 deg 37 min E a distance of 353.08 feet to a spike; thence with said Hamm Road, N 59 deg 01 min E a distance of 1051.15 feet to the beginning **CONTAINING 70.14 ACRES**, more or less, being a corrected description of the original 65 acres of the premises transferred to David A. Jones in Volume 198, page 324, and subject to all legal highways and easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, OH on August 18, 1980.

Prior Instrument Reference: Vol. 260, page 668, of the Deed Records of Adams County, Ohio.

DAVID T. BOHL, a married man and JINA L. BOHL, his wife the Grantors, release all rights of dower therein. Witness their hand(s) this 21st day of September, 1990.

Signed and acknowledged in the presence of:

Robert D. Castor  
Robert D. Castor

Sheila Browning  
Sheila Browning

Rebecca Sams  
Rebecca Sams

Henry L. Conrad  
Henry L. Conrad

David T. Bohl  
DAVID T. BOHL

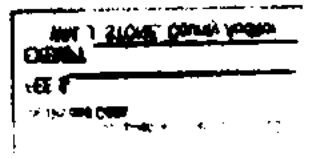
Jina L. Bohl  
JINA L. BOHL

STATE OF OHIO CONRAD COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 21 day of Sept., 1990, before me, the subscriber, a notary public in and for said state,

TRANSFERRED 9/21 1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢

This	Conveyance
This Conveyance has been examined and the Grantor has complied with Section 510.202 of the Revised Code.	
FEE \$	<u>17.00</u>
EXEMPT	
WILLIAM J. STONE, County Auditor	



personally came DAVID T. BOHL, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

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

*Jina Bohl*  
Notary Public  
Comm. expires 6-1-94

STATE OF OHIO COUNTY OF BROWN ss:

BE IT REMEMBERED, That on this 19<sup>th</sup> day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came JINA L. BOHL, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed.

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

*Dorothy Nelson*  
DOROTHY NELSON  
Notary Public, State of Ohio  
My Commission Expires Sept. 5, 1992

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

SEPT 21 1990 11:06 AM  
RECORDED  
VOL. 289 PAGE 24  
BILL McHENRY

SEP 5 1990

25



# Know All Men by These Presents

That<sup>(1)</sup> CAVE HOLLOW PARTNERSHIP, an Ohio partnership, consisting of Martha R. Bohl and David T. Bohl

of Brown County, Ohio,

in consideration of One Dollar and other good and valuable considerations to it in hand paid by DAVID T. BOHL

whose address is

does hereby Grant, Bargain, Sell and Convey

to the said DAVID T. BOHL

his heirs

and assigns forever, the following described Real Estate,<sup>(2)</sup>

Being situated in Military Survey No. 14804, in the Township of Green, in the County of Adams, in the state of Ohio and bounded and described as follows:

Beginning at an iron pin north of Hamm Road and a corner to an 85 acres of Thomas C. Smith; thence with two lines of said Smith, S. 29° 00' E. a distance of 1004.68 feet to an iron pin; thence S. 47° 00' E. a distance of 938.97 feet to an iron pin in the line of John C. Neupauer; thence with the two lines of said Neupauer, S. 45° 12 min. W. a distance of 858.00 feet to an iron pin; thence N. 85° 00' W. a distance of 1542.18 feet to an iron pin; thence N. 40° 00' W. a distance of 412.50 feet to an iron pin and a corner to John Richards; thence with two lines of said Richards N. 25° 15' E. a distance of 956.11 feet to an iron pin; thence S. 89° 07' W. a distance of 297.79 feet to a spike in the centerline of the aforementioned Hamm Road; thence with said Hamm Road N. 39° 37' E. a distance of 353.08 feet to a spike; thence with said Hamm Road, N. 59° 01' E. a distance of 1051.15 feet to the beginning, containing 70.14 acres more or less, being a corrected Description of the original 85 acres of the premises transferred to David A. Jones in Volume 198, Page 324 and subject to all legal highways and easements.

Being the same premises conveyed to CAVE HOLLOW PARTNERSHIP by Deed recorded in Volume 256, Page 801 of the Deed Records of Adams County, Ohio. A survey of this property was made by Keith C. Swearingen, Surveyor #6215, West Union, Ohio, on August 18, 1980.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have

and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever. And the said

CAVE HOLLOW PARTNERSHIP

does hereby Covenant and Warranty that the title so conveyed is Clear, Free and

Unincumbered, and that it will Defend the same against all lawful claims of all persons whomsoever.

S. H. Wallingford

Adams County Engineer

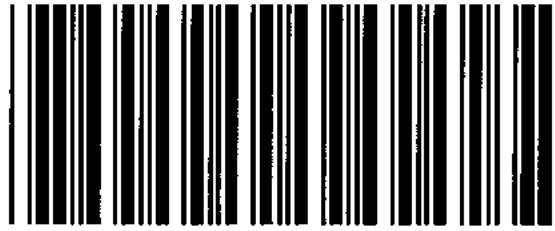
# 15919

K. Willman

SEP 28 1983

(1) Show marital status.

(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.



\* 9 9 9 9 9 9 \*

**95**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Bolton (Cedar Falls)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



## General Warranty Deed\*

1 2 6 5

JAMES H. BOLTON &amp; CAROLYNE J. BOLTON

Husband and Wife

, of

Adams County,

for valuable consideration paid, grant(s) with general warranty covenants, to The Nature Conservancy  
a non-profit corporation of the District of  
Columbia, 1504 W. First Avenue, Columbus, OH 43212 whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Adams  
of Ohio and in the Township of Brush Creek:

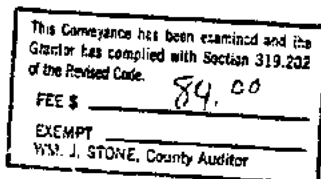
in the State

BEGINNING at a stone near a small ash, a corner between Elliott and John Graham; thence S 11 deg W 47½ poles to a stone and a small double ash; thence S 89 deg W 29½ poles to a stone; thence S 12 deg 45' W 139½ poles to a stone near a small black oak in the north line of a tract of land owned by Mrs. Mary Moore; thence S 79 deg E (originally 83 deg ) 180½ poles to a stone, originally three (3) white oaks in the line of Davis' Survey #2615; thence with his line N 11 deg E (originally 7 deg) 194 poles to two (2) cedars in the line of Davis' Survey; thence N 79 deg W (originally 83 deg) 150 poles to the beginning CONTAINING 210 acres, and 34 RODS of land, be the same more or less, being a part of Survey #2018. The above real estate is subject to all rights of way and easements held by Cincinnati Gas & Electric et al., and subject to an oil and gas lease held by Vance Sibley.

ADAMS COUNTY  
RECORDER  
REC'D - FEE \$ 10.00

1986 JUN 19 AM 9:50

RECORDED  
VOL. 270 PAGE 550  
BILL McHENRY



Approved For Transfer  
S. H. Wallingford  
Adams County Engineer

R. Davis  
#395

TRANSFERRED 6/19/86  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 354

JUN 19 1986

Prior Instrument Reference: Volume 237 Page 13 of the Deed Records of Adams  
County, Ohio. James H. Bolton & Carolyn J. Bolton wife (husband) of the  
Grantor, releases all rights of dower therein. Witness their hand(s) this 18TH day  
of June, 1986

Signed and acknowledged in presence of:

James Dittmer  
  
Amy Hedrick

James H. Bolton  
  
Carolyn J. Bolton

State of Ohio

County of Adams

ss.

BE IT REMEMBERED, That on this 18TH day of June, 1986, before me,  
the subscriber, a notary public in and for said state, personally came,

JAMES H. & CAROLYNE J. BOLTON, husband and wife the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

CASTOR & FOSTER  
ATTORNEYS AT LAW  
228 N. MARKET STREET  
WEST UNION, OHIO 45693

Alan W. Foster  
Lifetime Commission

This instrument was prepared by

- (1) Name of Grantor(s) and marital status.  
(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.  
(3) Delete whichever does not apply.  
(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps



*Copy* 219,379 H.C. Green dup. 744

# Know All Men by These Presents:

1 2 2 0

~~2000~~

That<sup>1</sup> RALPH BROWN and MARY ROSALIE BROWN, Husband and Wife

in consideration of One Dollar and other good and valuable consideration

to them paid by THE NATURE CONSERVANCY

whose address is

the receipt whereof is hereby acknowledged, do

hereby Grant, Bargain, Sell

and Convey to the said THE NATURE CONSERVANCY, its successors

~~their~~ and assigns forever,

the following described Real Estate<sup>2</sup>,

TRACT 1: Situated in the County of Adams in the State of Ohio and in the Township of Green and bounded and described as follows: Virginia Military Survey Nos. 13518, 13044, 15794 and 14431 lying south of Waggoner Run, and more particularly described as follows:

Beginning at a marble stone, a corner to Dorothy Pollard (an adjoining tract) and Gilbert Porter; thence, with Porter's line, N. 80 deg. 10' W., 66.00 feet to a marble stone on the west side of a private road; thence with a fence line, N. 42 deg. 10' W., 1168.32 feet to a poplar; thence, leaving Porter's line, with Dorothy Pollard line (an adjoining tract) N. 35 deg. 51' E., 750.61 feet to a red oak; thence N. 80 deg. 40' W., 375.97 feet to a corner post; thence S. 68 deg. 12' W., 270.86 feet to a stone; thence N. 71 deg. 55' W., 331.96 feet to a stone; thence N. 31 deg. 20' W., 147.43 feet to a stone; thence N. 57 deg. 41' E., 325.52 feet to an iron pin; a corner to Dorothy Pollard (an adjoining tract) and Reynolds; thence with Reynolds line, N. 35 deg. 13' E., 591.58 feet to an oak; thence S. 63 deg. 37' E., 43.62 feet to an iron pin; thence N. 43 deg. 54' E., 906.25 feet to a stone; thence S. 82 deg. 34' E., 234.96 feet to a stone; thence N. 64 deg. 25' E., 103.71 feet to an iron pin; thence N. 23 deg. 41' E., 132.38 feet to a stone; thence N. 73 deg. 04' E., 284.70 feet to a stone, a corner to Shelby Pollard, thence with Pollard's line, N. 63 deg. 50' W., 39.29 feet to a stone; thence N. 12 deg. 24' W., 538.08 feet to an iron pin in the line of the land of Denney; thence with Denney's line N. 60 deg. 37' E., 578.39 feet to a stone; thence S. 64 deg. 21' E., 234.21 feet to a stump; thence S. 65 deg. 44' E., 294.48 feet to an iron pin in the center line of an old road bed; thence with the center line of said road bed; S. 38 deg. 56' W., 154.93 feet to an iron pin; thence S. 49 deg. 26' W., 99.58 feet to an iron pin; thence S. 63 deg. 57' W., 304.37 feet to an oak; thence S. 25 deg. 43' W., 625.58 feet to a stump, thence S. 60 deg. 28' E., 1766.68 feet to a sugar tree in a fence line; thence S. 12 deg. 55' E., 532.99 feet to an iron pin; thence S. 25 deg. 05' E., 351.65 feet to sugar tree; thence S. 49 deg. 01' E., 280.69 feet to a stone; thence S. 49 deg. 41' E., 382.31 feet to an oak; thence S. 27 deg. 57' E., 336.83 feet to an iron pin; thence S. 67 deg. 56' E., 332.04 feet to a stone; thence S. 31 deg. 10' W., 70.30 feet to a hickory; thence S. 9 deg. 36' W., 247.49 feet to an ash; thence S. 65 deg. 37' W., 413.48 feet to an iron pin; thence S. 39 deg. 25' W., 265.42 feet to a marble stone a corner to Gilbert Porter; thence with Porter's line, N. 16 deg. 16' W., 1051.65 feet to a marble stone; thence S. 74 deg. 50' W., 2572.76 feet passing a corner to Dorothy Pollard (an adjoining tract) at 2004.51 feet, to the place of beginning, and containing 194.699 acres, subject to existing easements for roads and



highways and public utilities.

The above description is a consolidation of the following tracts: First tract 10 acres and Second Tract 2 acres recorded in Deed Book 203, page 621 and Parcel four 99-1/2 acres, Second Tract 4 acres, Third tract 3-1/2 acres, Fourth tract 3-1/2 acres, Parcel Six; First tract 20-1/2 acres recorded in Deed Book 190, Page 35, in the Office of the Recorder of Adams County, Ohio. A survey of this property was made by Lawrence W. Thatcher, Registered Surveyor No. 6312.

In the event that there is no public right of way over Gilbert Porter's land, Grantor gives and grants to the Grantees, their heirs and assigns a right of ingress and egress over the property adjacent to this property and owned by Grantor, to a public highway.

LAST TRANSFER: Vol. 233Page 704 Adams County Deed Records

TRACT II: Situated in the County of Adams in the State of Ohio, and in the Township of Green and bounded and described as follows: MS # 14431

Beginning at an iron pin and a corner to a 194.699 acres of Ralph Brown and in the line of Floyd C. Denny; thence with two lines of said Denny, S. 63 deg. 13 min. E. a distance of 495.00 feet to an iron pin; thence S. 1 deg. 15 min. E. a distance of 1297.48 feet to an iron pin in the line of the aforementioned Ralph Brown; thence with said Brown's lines for the next five calls, N. 61 deg. 03 min. W. a distance of 1310.94 feet to a stone; thence N. 23 deg. 01 min. E. a distance of 606.65 feet to a large red oak; thence N. 62 deg. 50 min. E. a distance of 304.50 feet to an iron pin; thence N. 48 deg. 16 min. E. a distance of 99.58 feet to an iron pin; thence N. 37 deg. 49 min. E. a distance of 154.48 feet to the beginning, containing 24.68 acres of land, more or less, being a corrected description of the original 14 acres of the premises transferred to Lee Shriver in Volume 172 on Page 153 and subject to all legal highways and easements. Surveyed: Robert E. Satterfield, Number 4238, West Union, Ohio, December, 1979.

LAST TRANSFER: Deed Record Volume 172, Page 153.



APPROVED FOR TRANSFER  
R.E. Satterfield  
ADAMS COUNTY ENGINEER

*R. E. Satterfield*

JUN 17 1980  
1933146561

and all the **Estate, Title and Interest** of the said RALPH BROWN and MARY ROSALIE BROWN

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, its successors

~~heirs~~ and assigns forever.

**And the said** RALPH BROWN and MARY ROSALIE BROWN

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said THE NATURE CONSERVANCY, its successors

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever

TRANSFERRED

FEE .704

JUN 17 1980

WILLIAM J. STONE,  
COUNTY AUDITOR

745-

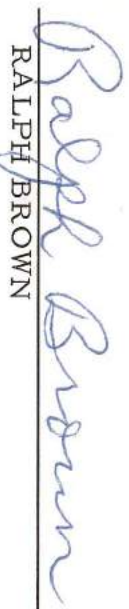



746  
In Witness Whereof, The said RALPH BROWN and MARY ROSALIE BROWN

who hereby releases all her right and expectancy of **Dower** in the said premises, have herunto set their hands  
Seventeenth day of June 19 80. this

Signed and acknowledged in presence of—

  
Special Agent Browning

  
RALPH BROWN  
  
MARY ROSALIE BROWN

State of OHIO County of ADAMS ss.  
Be it Remembered, That on the  
of June , 19 80 , Seventeenth day

before me, the subscriber, a  
notary public in and for said county, personally came


RALPH BROWN and MARY ROSALIE BROWN

the grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

ADAMS COUNTY  
RECORDER  
RECORDED - FEES 6.00  
In Testimony Whereof, I have hereunto subscribed

'80 JUN 17 AM 11:05 my name and affixed my seal  
on the day and year last aforesaid.

RECORDED  
PAGE 746  
VOLUME 949  
ROBERT D. BLANTON



INDEXED

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



**Warranty Book**

*FROM*

*TO*

# Know All Men by These Presents

**That**<sup>(1)</sup> George Campbell and Ruby Campbell, husband and wife TA, USMRO 1 7/1026

of the Township of Brush Creek of Adams County, Ohio,

in consideration of One Dollar and other good and valuable considerations

to them in hand paid by The Nature Conservancy, a non-profit corporation of the District of Columbia

whose address is 1815 N. Lynn St., Arlington, VA 22209, and tax mailing address is 1504 West First Avenue, Columbus, OH 43212

do hereby **Grant, Bargain, Sell and Convey**

to the said The Nature Conservancy

h theirs

and assigns forever, the following described **Real Estate**,<sup>(2)</sup> Situated in the County of Adams, Township of Brush Creek

Being situated in Military Survey Nos. 724, 7205 and 7347 and beginning at a spike at the intersection of White oak Road and Cole Road; thence with the centerline of White Oak Road, S 52 deg 52 min E a distance of 469.60 feet to a spike in said centerline and a corner of Oscar L. Nance; thence with two lines of said Nance, S 21 deg 49 min W a distance of 611.95 feet to an iron pin; thence S 78 deg 30 min E a distance of 620.23 feet to an iron pin, corner to William Bennington; thence with five lines of said Bennington\*, S 21 deg 04 min W a distance of 1801.28 feet to an iron pin by a walnut; thence S 17 deg 13 min W a distance of 1008.37 feet to an ironpin; thence N 67 deg 08 min W a distance of 541.09 feet to an iron pin; thence S 86 deg 06 min W a distance of 927.00 feet to an iron pin; thence N 23 deg 35 min W a distance of 2154.57 feet to an iron pin in the line of Ira Cole; thence with two lines of said Cole, S 74 deg 14 min E distance of 965.70 feet to an iron pin; thence N 13 deg 56 min E a distance of 1575.84 feet to a spike in the centerline of Cole Road; thence with the lines of Ruth Bennington for the next two calls, S 75 deg 36 min E a distance of 858.16 feet to an iron pin; thence N 16 deg 02 min E a distance of 269.28 feet to a spike in the centerline of Cole Road; thence with said centerline, N 42 deg 11 min E a distance of 272.72 feet to the beginning, containing 147.73 acres more or less, being a consolidation of the premises transferred to Arthur Staggs in Volume 159, page 582 and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in December, 1975.

Prior Deed Reference: Volume 232, Page 151

\* S 77° 54' E 80.67'

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, heirs and assigns forever. And the said George Campbell and Ruby Campbell

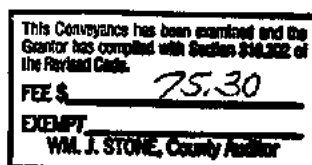
do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

MAY 22 90

2:18 PM

RECORDED  
VOL. 287 PAGE 387  
BILL MCHENRY



TRANSFERRED 522 19 90  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

Approved For Transfer  
Donald H. Wallingford  
Adams County Engineer  
R. Davis  
6909- ---

MAY 22 1990

(1) Show marital status.

(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.

In Witness Whereof, the said grantors have hereunto set their hands, this 21, 388  
day of May, 19 90.

Signed and acknowledged in presence of us:

Donald Wilson  
Helen Wilson

George Campbell

Ruby Campbell  
Ruby Campbell

WITNESSES

State of Ohio,

County, ss.

On this 21 day of May, 19 90, before me, a Notary Public  
in and for said County, personally came George Campbell and Ruby Campbell  
the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



Helen Wilson

HELEN WILSON

Notary Public, State of Ohio

My Commission Expires March 23, 1993

This instrument was prepared by Richard D. Nelson, Attorney at Law  
Moore, Moore & Moore  
1095 Nimitzview Dr., Suite 400  
Cincinnati, Ohio 45230  
(513) 232-1700

1223

Warranty Deed

From

George Campbell and Ruby Campbell

To

The Nature Conservancy

Transferred

19 90

County Auditor.

State of Ohio,

Adams County, ss.

Presented for record on the 22 day  
of May 19 90, at 2:18  
o'clock, P.M.

Recorded May 22 19 90  
in Deed Book No. 287 Page 387

Bill McHenry  
County Recorder.

*Denney added to Abner Holla**Deed***Know All Men by These Presents****That FLOYD C. DENNEY and EFFIE M. DENNEY****of Adams****County, Ohio,****in consideration of One Dollar and other good and valuable consideration****to them in hand paid by THE NATURE CONSERVANCY****whose address is 1800 North Kent Street, Arlington, Virginia 22209****do hereby Grant, Bargain Sell and Convey****to the said THE NATURE CONSERVANCY, their successors****and assigns forever, the following described Real Estate,<sup>(1)</sup>****Being situated in Military Survey No. 14104, in the Township of Green, in the County of Adams, in the state of Ohio and bounded and described as follows:**

Beginning at a spike in the centerline of Waggoner Run Road at the southwest corner of the original 5 acres of which this was a part and in the line of the property of the Nature Conservancy and said spike being N 7° 39' E a distance of 141.35 feet from a stone near a spring and a corner to said Nature Conservancy; thence with a line of said property of the Nature Conservancy, N 7° 39' E a distance of 1311.75 feet to an iron pin and a corner to Elbert Stephenson; thence with said Stephenson's line, S 88° 00' E a distance of 440.55 feet to an iron pin and a corner to Jerry Cox; thence with said Cox' line and the top of a ridge for the next six calls, S 29° 00' E a distance of 198.00 feet to an iron pin; thence S 64° 30' E a distance of 140.25 feet to an iron pin; thence S 22° 30' E a distance of 148.50 feet to an iron pin; thence S 2° 00' W a distance of 165.00 feet to an iron pin; thence S 66° 15' E a distance of 198.00 feet to an iron pin; thence S 2° 00' E a distance of 330.00 feet to an iron pin; thence S 17° 10' E a distance of 8435 feet to a spike in the centerline of the aforementioned Waggoner Run Road; thence with said centerline for the next eight calls, S 76° 41' W a distance of 240.65 feet to a spike; thence S 69° 47' W a distance of 140.00 feet to a spike; thence S 59° 26' W a distance of 70.00 feet to a spike; thence S 55° 18' W a distance of 180.00 feet to a spike; thence S 65° 54' W a distance of 60 feet to a spike; thence N 89° 06' W a distance of 130.00 feet to a spike; thence S 89° 17' W a distance of 175.52 feet to a spike; thence N 87° 27' W a distance of 172.30 feet to the beginning, containing 23.73 acres more or less, being all of the original 17 acres and all of the original 5 acres transferred to Floyd C. Denney in Volume 195, page 100 and part of the original 60 3/4 acres transferred to Floyd C. Denney in Volume 194, page 456 and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in November 1977.

LAST TRANSFER: Vol. 195 page 99 Vol. 194 Page 45

and all the Estate, Right, Title and Interest of the said grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee

THE NATURE CONSERVANCY, THEIR successors

~~And~~ and assigns forever. And the said FLOYD C. DENNEY and EFFIE M. DENNEY

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Uncumbered, and that they will Defend the same against all lawful claims of all persons whomsoever.

This Conveyance has been examined and the Grantor has complied with Section 519.203 of the Revised Code.	
FILED	<i>8.80</i>
EXEMPT	<i>5</i>
WM. J. STONE, County Auditor	

APPROVED FOR TRANSFER

*8-14-78*

*Robert E. Satterfield*  
*A. Hedrick*  
ADAMS COUNTY ENGINEER

*14693*

*505*

1801

# Marranty Deed

Floyd C. Denney and

Effie M. Denney

To

The Nature Conservancy

TRANSFERRED  
FEE 1.05  
AUG 14 1978  
County Auditor

William J. Stone,  
COUNTY AUDITOR

ADAMS COUNTY  
RECORDER  
REC'D - FEE 5.00

'78 AUG 14 PM 3:44

RECORDED  
VOL 242 PAGE 505  
ROBERT O. BLANTON

Witness Whereof, the said FLOYD C. DENNEY  
EFFIE M. DENNEY  
who  
hereby release their right and expectancy of dower in said premises, have hereunto set their  
hands, this 14th day of August in the year A. D. nineteen hundred  
and Seventy-eight (1978).

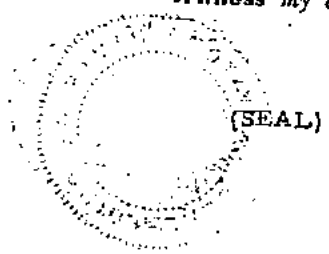
Signed and acknowledged in presence of us:  
Alan W. Foster  
Alan W. Foster  
Robert D. Castor  
Robert D. Castor

Floyd C. Denney  
Floyd C. Denney  
Effie M. Denney  
Effie M. Denney

State of Ohio, Adams County, ss.  
On this 14th day of August, 1978, before me, a Notary Public  
in and for said County, personally came FLOYD C. DENNEY and EFFIE M. DENNEY

the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



INDEXED

Robert D. Castor  
ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R. O.

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio

# WARRANTY DEED

2080

7A.45MR01 \$1297

FLOYD C. DENNEY and EFFIE M. DENNEY, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is c/o Ohio Field Office, 1504 West First Avenue, Columbus, OH 43212, the following

## REAL PROPERTY:

Being situated in Military Survey No. 14104, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Waggoner Run Road and at the northeast corner of the original 30 acres of Floyd C. Denney and the northwest corner of the original 60 3/4 acres; thence with two division lines through the original 60 3/4 acres, S 0 deg 18 min E a distance of 372.07 feet to a large beech; thence S 12 deg 34 min W a distance of 1686.91 feet to an iron pin in the south line of the original 60 3/4 acres; thence with said south line and the north line of an original 24 acres of Floyd C. Denney, N 46 deg 23 min W a distance of 160.00 feet to an iron pin at the southwest corner of the original 60 3/4 acres and the southeast corner of the original 30 acres; thence with a line between the two original 30 acres and original 60 3/4 acres, N 14 deg 09 min E a distance of 1967.86 feet to the beginning, containing 4.75 acres more or less, being a part of the original 60 3/4 acres of the premises transferred to Floyd C. Denney in Volume 194, page 456 and subject to all legal highways and easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in February, 1980.

Prior Instrument Reference: Vol. 194, page 456, of the Deed Records of Adams County, Ohio.

FLOYD C. DENNEY and EFFIE M. DENNEY, husband and wife, the Grantors, release all rights of dower therein. Witness their hand(s) this 28th day of August, 1990.

Signed and acknowledged in the presence of:

Robert D. Castor  
Robert D. Castor

Sheila Browning  
Sheila Browning

FLOYD C. DENNEY  
FLOYD C. DENNEY

EFFIE M. DENNEY  
EFFIE M. DENNEY

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 28th day of August, 1990, before me, the subscriber, a notary public in and for said state, personally

RECEIVED DEC - 4 1990

Approved For Transfer  
Renee Hart Wallingford  
Adams County Engineer

C. Davis  
22567

AUG 28 1990

573



574

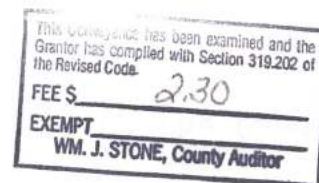
Approved for Transfer

came FLOYD C. DENNEY and EFFIE M. DENNEY, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

*Shirley Bronning*  
Notary Public  
Commission expires June 1, 1994

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693



ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

AUG 28. 90

2:09 PM

RECORDED  
VOL. 288 PAGE 573  
BILL McHENRY

TRANSFERRED 8-28, 19 90  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

SEP 21 2013

CONVEYANCE FEE 657.10  
TRANSFER FEE 500  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-21-16 By: DJB  
Par.# 186-00-037  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201600002729  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-21-2016 At 03:32 pm.  
DEED 76.00  
OR Book 473 Page 66 - 73

Parcel No.: 186-00-00-037.000  
File No.: 16Q0018-1

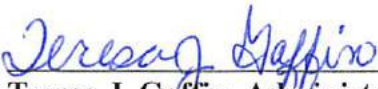
## FIDUCIARY DEED

**Teresa J. Gaffin Administrator of the Estate of Robert G. Gaffin, aka Robert H. Gaffin**, by the power of sale conferred by Case No. 20161001, Adams County, Ohio Probate Court and every other power, for One Dollar (\$1.00) paid, grants, with fiduciary covenants to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 274, Page 46, Deed Book 251, Page 414,  
Official Record 67, Page 183, Official Record 193,  
Page 524 and Official Record 473, Page 47

Executed this 19<sup>th</sup> day of September, 2016 by Teresa J. Gaffin, Administrator of the Estate of Robert G. Gaffin, aka Robert H. Gaffin, as duly authorized

  
Teresa J. Gaffin, Administrator of the  
Estate of Robert G. Gaffin, aka  
Robert H. Gaffin

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public in and for said county and state this 19<sup>th</sup> day of September, 2016 by Teresa J. Gaffin, Administrator of the Estate of Robert G. Gaffin, aka Robert H. Gaffin, for and on behalf of said Estate..



\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

This instrument prepared by: Michael C. Fletcher, Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

MARY GAFFIN ET.AL.  
985.579 ACRES

BEING SITUATED IN THE TOWNSHIP OF GREEN, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 491, 7589, 14290, 14820, 15433, 15739, 15794, 14091, 12973, 8273, 13943 & 13954 & BEING ALL OF ORIGINAL 500 ACRES T-1, ALL OF ORIGINAL 161 ACRES & 61 POLES T-3, ALL OF ORIGINAL T-5, ALL OF ORIGINAL 10 ACRES T-6, ALL OF ORIGINAL 41 ACRES T-7, ALL OF ORIGINAL 56 ½ ACRES T-8, ALL OF ORIGINAL 20 ACRES T-9, ALL OF ORIGINAL 25 ACRES T-10, ALL OF ORIGINAL 14 ACRES T-11, ALL OF ORIGINAL 35 ACRES T-12, ALL OF ORIGINAL 40 ACRES T-14, ALL OF ORIGINAL 157 ¼ ACRES T-15, ALL OF ORIGINAL 140 ACRES T-16 & REMAINDER OF ORIGINAL 86 ACRES T-17 OWNED BY MARY GAFFIN ET.AL. IN O.R.062 PG.183 & O.R.193 PG.524 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE INTERSECTION OF BLUE CREEK ROME ROAD AND U.S. ROUTE 52;

THENCE N 86°24'00" W A DISTANCE OF 6251.94' TO A SPIKE SET IN THE CENTERLINE OF U.S. ROUTE 52 AND BEING A CORNER TO 9.88 ACRES OWNED BY RALPH E. GAFFIN IN D.B.323 PG.551 AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE N 72°49'04" W A DISTANCE OF 271.44' TO A SPIKE SET;

THENCE N 71°29'14" W A DISTANCE OF 277.68' TO A SPIKE SET;

THENCE N 70°07'53" W A DISTANCE OF 301.32' TO A SPIKE SET;

THENCE N 69°58'31" W A DISTANCE OF 571.48' TO A SPIKE SET;

THENCE N 72°31'12" W A DISTANCE OF 79.94' TO A SPIKE SET;

THENCE N 74°47'38" W A DISTANCE OF 83.63' TO A SPIKE SET;

THENCE N 77°12'27" W A DISTANCE OF 81.61' TO A SPIKE SET;

THENCE N 79°49'51" W A DISTANCE OF 85.04' TO A SPIKE SET;

THENCE N 82°28'54" W A DISTANCE OF 85.18' TO A SPIKE SET;

THENCE N 84°51'51" W A DISTANCE OF 83.35' TO A SPIKE SET;

THENCE N 87°30'20" W A DISTANCE OF 79.29' TO A SPIKE SET;

THENCE N 89°28'12" W A DISTANCE OF 84.77' TO A SPIKE SET;

THENCE S 87°48'17" W A DISTANCE OF 83.09' TO A SPIKE SET;

THENCE S 85°14'59" W A DISTANCE OF 80.26' TO A SPIKE SET;

THENCE S 82°54'29" W A DISTANCE OF 97.06' TO A SPIKE SET;

THENCE S 80°40'41" W A DISTANCE OF 85.78' TO A SPIKE SET;

THENCE S 79°32'33" W A DISTANCE OF 270.64' TO A SPIKE SET BEING A  
CORNER TO 2.26 ACRES OWNED BY MARION KAY & WILLIAM J. TWAROGOWSKI IN  
D.B.274 PG.038;

THENCE WITH SAID TWAROGOWSKI N 50°51'01" W A DISTANCE OF 316.93' TO A  
5/8" REBAR SET;

THENCE S 88°57'56" W A DISTANCE OF 276.38' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 4.454 ACRES OWNED BY RALPH E. GAFFIN IN O.R.012 PG.549 &  
O.R.109 PG.608;

THENCE WITH SAID GAFFIN N 82°07'15" W A DISTANCE OF 559.64' TO A 5/8"  
REBAR FOUND BEING A CORNER TO 13.06 ACRES OWNED BY MARION KAY &  
WILLIAM J. TWAROGOWSKI IN D.B.202 PG.338;

THENCE WITH SAID TWAROGOWSKI N 82°06'06" W A DISTANCE OF 173.98' TO A  
5/8" REBAR SET;

THENCE N 82°42'26" W A DISTANCE OF 367.21' TO A 5/8" REBAR SET;

THENCE S 73°01'15" W A DISTANCE OF 452.95' TO A 5/8" REBAR SET;

THENCE S 14°35'15" W A DISTANCE OF 243.50' TO A 5/8" REBAR SET;

THENCE S 12°06'45" E A DISTANCE OF 347.77' TO A SPIKE SET IN THE  
CENTERLINE OF U.S. ROUTE 52;

THENCE WITH SAID CENTERLINE S 87°48'22" W A DISTANCE OF 129.54' TO A  
SPIKE SET;

THENCE N 87°35'48" W A DISTANCE OF 138.96' TO A SPIKE SET;

THENCE N 85°58'36" W A DISTANCE OF 190.00' TO A SPIKE SET;

THENCE N 85°30'59" W A DISTANCE OF 31.54' TO A SPIKE SET BEING A  
CORNER TO 10.87 ACRES OWNED BY MARY GAFFIN IN D.B.202 PG.336 & O.R.066  
PG.501;

THENCE WITH SAID GAFFIN N 03°30'01" E A DISTANCE OF 499.57' TO A 5/8" REBAR SET;

THENCE N 85°30'59" W A DISTANCE OF 957.72' TO A 5/8" REBAR SET;

THENCE S 03°30'01" W A DISTANCE OF 499.57' TO A SPIKE SET IN THE CENTERLINE OF U.S. ROUTE 52;

THENCE WITH SAID CENTERLINE N 85°30'59" W A DISTANCE OF 44.26' TO A SPIKE SET BEING A CORNER TO 6.66 ACRES OWNED BY MICHAEL A. JAMES IN O.R.262 PG.180;

THENCE WITH SAID JAMES N 11°46'54" W A DISTANCE OF 901.95' TO A 5/8" REBAR SET BEING A CORNER TO 948.12 ACRES OWNED BY CINCINNATI MUSEUM OF NATURAL HISTORY IN D.B.245 PG.134;

THENCE WITH SAID CINCINNATI MUSEUM OF NATURAL HISTORY N 17°25'45" E A DISTANCE OF 867.49' TO A 5/8" REBAR SET;

THENCE N 02°41'41" E A DISTANCE OF 1217.10' TO A STONE FOUND;

THENCE N 64°34'00" W A DISTANCE OF 324.66' TO A STONE FOUND;

THENCE N 22°07'39" W A DISTANCE OF 1926.05' TO A STONE FOUND;

THENCE N 23°39'00" E A DISTANCE OF 1041.71' TO A STONE FOUND;

THENCE N 83°12'00" E A DISTANCE OF 594.34' TO A STONE FOUND;

THENCE N 02°24'00" W A DISTANCE OF 761.89' TO A STONE FOUND;

THENCE N 46°03'45" E A DISTANCE OF 322.23' TO A STONE FOUND;

THENCE N 05°01'10" W A DISTANCE OF 1591.44' TO A STONE FOUND BEING A CORNER TO 126.44 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.039 PG.519;

THENCE WITH SAID THE NATURE CONSERVANCY S 79°02'11" E A DISTANCE OF 738.73' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 65°42'44" E A DISTANCE OF 25.00';

THENCE N 01°29'20" W A DISTANCE OF 1292.56' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 71°15'40" E A DISTANCE 33.44';

THENCE N 28°03'20" W A DISTANCE OF 896.97' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 30°39'44" E A DISTANCE OF 50.00' BEING A CORNER TO 54.00 ACRES OWNED BY THE NATURE CONSERVANCY IN D.B.285 PG.634;

THENCE WITH SAID THE NATURE CONSERVANCY N 80°42'30" E A DISTANCE OF 559.79' TO A STONE FOUND BEING A CORNER TO 141.32 ACRES OWNED BY JOHN L. & SHARON M. JACOBS IN O.R.283 PG.293;



THENCE WITH SAID JACOBS S 79°19'19" E A DISTANCE OF 459.87' TO A 5/8" REBAR FOUND BIENG A CORNER TO 274.003 ACRES P-1 OWNED BY PAUL K. & DONNA RICHTER, TRUSTEE IN O.R.289 PG.380;

THENCE WITH SAID RICHTER S 08°55'52" E A DISTANCE OF 740.71' TO A 5/8" REBAR FOUND;

THENCE S 39°55'15" E A DISTANCE OF 411.38' TO A 5/8" REBAR FOUND;

THENCE S 13°36'22" E A DISTANCE OF 677.51' TO A 5/8" REBAR FOUND;

THENCE S 51°20'22" E A DISTANCE OF 231.84' TO A 5/8" REBAR FOUND;

THENCE S 49°42'48" W A DISTANCE OF 53.80' TO A 5/8" REBAR SET BEING A CORNER TO 47.16 ACRES P-2 OWNED BY PAUL K. & DONNA RICHTER, TRUSTEE IN O.R.289 PG.380;

THENCE WITH SAID RICHTER S 55°21'45" W A DISTANCE OF 825.85' TO A 5/8" REBAR SET;

THENCE N 74°38'15" W A DISTANCE OF 524.94' TO A PIPE FOUND;

THENCE S 22°43'15" E A DISTANCE OF 1579.94' TO A 5/8" REBAR SET;

THENCE N 85°33'50" E A DISTANCE OF 1333.58' TO A 5/8" REBAR FOUND BEING A CORNER TO AFOREMENTIONED RICHTER;

THENCE WITH SAID RICHTER S 26°34'58" E A DISTANCE OF 96.49' TO A 5/8" REBAR FOUND;

THENCE S 52°16'00" E A DISTANCE OF 301.88' TO A 5/8" REBAR FOUND BEING A CORNER TO 197.090 ACRES OWNED BY JOE LEE & CAROLYN EASTER IN D.B.286 PG.695;

THENCE WITH SAID EASTER S 51°58'52" E A DISTANCE OF 195.99' TO A 5/8" REBAR FOUND;

THENCE S 77°23'37" E A DISTANCE OF 456.69' TO A 5/8" REBAR FOUND;

THENCE S 49°11'58" E A DISTANCE OF 418.81' TO A 5/8" REBAR FOUND;

THENCE S 17°14'54" E A DISTANCE OF 481.63' TO A 5/8" REBAR FOUND;

THENCE S 01°47'08" E A DISTANCE OF 355.39' TO A 5/8" REBAR FOUND;

THENCE S 33°08'02" E A DISTANCE OF 122.41' TO A 5/8" REBAR FOUND BEING A CORNER TO 69 1/2 ACRES OWNED BY JOE LEE & CAROLYN EASTER IN D.B.367 PG.505;

THENCE WITH SAID EASTER S 00°43'26" W A DISTANCE OF 248.02' TO A 5/8" REBAR FOUND;

THENCE S 00°35'12" E A DISTANCE OF 270.22' TO A 5/8" REBAR FOUND;  
THENCE S 75°43'14" E A DISTANCE OF 298.44' TO A 5/8" REBAR FOUND;  
THENCE S 63°03'14" E A DISTANCE OF 436.16' TO A 5/8" REBAR FOUND;  
THENCE S 76°03'33" E A DISTANCE OF 383.44' TO A 5/8" REBAR FOUND;  
THENCE S 50°06'01" E A DISTANCE OF 366.59' TO A 5/8" REBAR FOUND;  
THENCE S 88°32'05" E A DISTANCE OF 263.26' TO A 5/8" REBAR FOUND;  
THENCE S 72°24'26" E A DISTANCE OF 144.26' TO A 5/8" REBAR FOUND;  
THENCE S 34°35'29" E A DISTANCE OF 281.91' TO A 5/8" REBAR FOUND;  
THENCE S 55°15'15" E A DISTANCE OF 266.79' TO A 5/8" REBAR FOUND;  
THENCE S 49°12'40" E A DISTANCE OF 281.43' TO A 5/8" REBAR FOUND;  
THENCE S 35°01'12" E A DISTANCE OF 235.58' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 150.518 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.406  
PG.557;  
THENCE WITH SAID NATURE CONSERVANCY S 81°23'44" E A DISTANCE OF  
762.98' TO A 5/8" REBAR FOUND;  
THENCE S 18°53'14" E A DISTANCE OF 433.07' TO A 5/8" REBAR FOUND;  
THENCE S 69°33'10" E A DISTANCE OF 328.00' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 121.400 ACRES OWNED BY THE NATURE CONSERVANCY IN D.B.281  
PG.507;  
THENCE WITH SAID NATURE CONSERVANCY S 89°19'18" W A DISTANCE OF  
954.77' TO A 5/8" REBAR FOUND;  
THENCE S 18°30'44" W A DISTANCE OF 1044.95' TO A 5/8" REBAR FOUND;  
THENCE S 43°29'16" E A DISTANCE OF 1155.00' TO A 5/8" REBAR FOUND  
BEING A CORNER TO 24.93 ACRES OWNED BY GARY & BONNIE GREENLEE IN  
D.B.215 PG.260;  
THENCE WITH SAID GREENLEE N 77°49'41" W A DISTANCE OF 134.27' TO A  
5/8" REBAR SET;  
THENCE S 17°02'37" W A DISTANCE OF 731.22' TO A 5/8" REBAR SET BEING A  
CORNER TO AFOREMENTIONED GAFFIN;  
THENCE WITH SAID GAFFIN N 79°08'22" W A DISTANCE OF 865.73' TO A 5/8"  
REBAR SET;

THENCE S 19°33'38" W A DISTANCE OF 465.65' TO A SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 985.579 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N 46°22'35" E BEARING

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 7, 2016 AS FOUND IN FILE NO. 16-097.

# Know All Men by These Presents

PSOHGEAM94-99

GEIΦ1

That Susanne E. Geier, a married woman,

~~in consideration of~~ as a gift

to ~~in-hand-paid-by~~ The Nature Conservancy, a non-profit corporation of the District of Columbia whose address is 1504 West 1st Avenue, Columbus, Ohio 43212

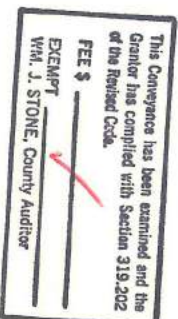
do es hereby **Remise, Release and Forever Quit Claim**

to the said The Nature Conservancy and its successors  
heirs and assigns forever, the following described **Real Estate** situate in the Township of Monroe in the County of Adams and State of Ohio of

See Exhibit A attached hereto and incorporated by reference herein for legal description.

Prior deed reference: Vol. 204, Page 389.

TRANSFERRED 12-31, 1986  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢



Approved For Transfer  
J. H. Adkins  
Platte County Engineer  
# 21249  
J. Edmunds  
DEC 31 1986

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises;  
**To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its ~~heirs and assigns~~ **SUCCESSORS** forever.

**In Witness Whereof**, the said Susanne E. Geier

and Phillip O. Geier, who  
hereby release his right and expectancy of dower in said premises, have herunto set their hands, this 1<sup>st</sup> day of December, 1986

Signed and acknowledged in presence of:

Tamara Charis

Jaym. Bailey

John C. Cunniff

Susanne E. Geier

Phillip O. Geier

Phillip O. Geier

645

646

State of Ohio,

Hamilton County, ss.

On this 17th day of December 1986, before me, a Notary Public in and for said county, personally came Susanne E. Geier and Philip O. Geier, husband and wife the grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

*Jane M. Bailey*

JAN M. BAILEY  
Notary Public, State of Ohio  
My Commission Expires Aug. 9, 1988

This instrument was prepared by Jane Prohaska, The Nature Conservancy,  
1313 Fifth Street S.E., Minneapolis, MN 55414.



DEC 21 1986

ADAMS COUNTY  
RECORDED  
FEE \$ 12.00  
1986 DEC 31 AM 11:09  
VOL. 272 PAGE 645  
RECORDED  
BILL McHENRY

2795

# Quit Claim Deed

From

To

Transferred 19

County Auditor.

State of Ohio,

Adams County, ss.

resented for record on the 31st day  
of December 1986, at 11:09  
o'clock, A.M.

Recorded December 31 1986  
in Deed Book No. 272 Page 645

*Bill McHenry*  
County Recorder.



# Know All Men by These Presents

3428

**That** Susanne E. Geier, a married woman,

~~in consideration of~~ as a gift

to ~~in hand paid by~~ The Nature Conservancy, a non-profit corporation  
of the District of Columbia  
whose address is 1815 North Lynn Street, Arlington, Virginia 22209

do es hereby **Remise, Release and Forever Quit Claim**  
to the said The Nature Conservancy and its successors

~~heirs~~ and assigns forever, the following described **Real Estate** situate in the Township of  
Monroe in the County of Adams and State of Ohio of

See Exhibit A attached hereto and incorporated  
by reference herein for legal description.

This Conveyance has been	
Grantor has complied with	
the Revised Code.	
FEE \$	
EXEMPT	<input checked="" type="checkbox"/> (R)
CARROLL E. NEWMAN, Clerk	

TRANSFERRED 12/30, 1993  
CARROLL E. NEWMAN  
ADAMS COUNTY, CLERK  
FEE .50

DEC 30 1993

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises;  
**To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging,  
to said grantee, its <sup>successors</sup> ~~heirs~~ and assigns forever.

**In Witness Whereof**, the said Susanne E. Geier

and Philip O. Geier

hereby release s his right and expectancy of dower in said premises, have hereunto set  
their hands, this 22nd day of December, 1993.

Signed and acknowledged in presence of:

Cindy Bauer  
Karen LaBarca

X Susanne E. Geier  
Susanne E. Geier

Philip O. Geier  
Philip O. Geier 305 317

CINDY BAUER KAREN LABARCA



State of ~~Ohio~~ COLLIER ~~HAMILTON~~ County, ss.

On this 22<sup>nd</sup> day of December 1993, before me, a Notary Public  
in and for said county, personally came Susanne E. Geier and Philip O. Geier,  
husband and wife the grantor in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

**Witness** my official signature and seal on the day last above mentioned.

*Georgianna Edson*



This instrument was prepared by Leslie Gillette, The Nature Conservancy,  
1313 Fifth St. S.E., Minneapolis, MN 55414

# Quit Claim Deed

From

Susanne E. Geier

To

The Nature Conservancy

Transferred

19

County Auditor.

State of Ohio,

County, ss.

Presented for record on the \_\_\_\_\_ day

of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_

o'clock, \_\_\_\_\_ M.

Recorded \_\_\_\_\_ 19\_\_\_\_

in Deed Book No. \_\_\_\_\_ Page \_\_\_\_\_

County Recorder.

EXHIBIT "A"

**PARCEL I:**

Being situated in Military Survey No. 8834, in the Township of Monroe, in the County of Adams, in the State of Ohio and Bounded and described as follows:

Beginning at an iron pin by a gum, corner to Mary Louise Dutro and at a corner of the original 25 acres of which this is a new description; thence with three lines of said Dutro, S 60 deg 27 min W, a distance of 189.06 feet to an iron pin; thence S 67 deg 14 min W a distance of 218.25 feet to an iron pin; thence S 3 deg 37 min E a distance of 643.86 feet to a stone, corner to Loren V. Francis; thence with five lines of said Francis, N 83 deg 25 min W a distance of 939.84 feet to an iron pin; thence N 4 deg 53 min W a distance of 658.93 feet to an iron pin; thence N 36 deg 00 min E a distance of 231.00 feet to an iron pin; thence N 47 deg 30 min E a distance of 264.00 feet to an iron pin; thence N 48 deg 50 min E a distance of 514.80 feet to an iron pin; thence S 42 deg 39 min E a distance of 881.11 feet to the beginning, **CONTAINING 26.945 ACRES** more or less, being a new description of the premises transferred to Thomas Brown, Jr., in Volume 168, page 265, and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH May 1969.

Prior Instrument Reference: Vol. 204, page 392, of the Deed Records of Adams County, Ohio.

**PARCEL II:**

Being situated in Military Survey Nos. 2023, 12411, 13141 and 13156, in the Township of Monroe, in the County of Adams, in the State of Ohio and bounded and described as follows:

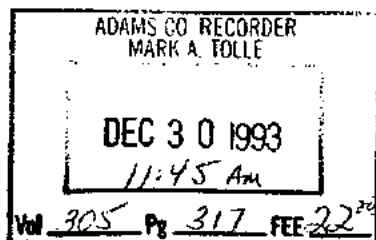
Beginning at an iron pin, corner to Thomas Brown, Jr., and at a corner of the original 59 acres of which this was a part; thence with two lines of said tract, S 31 deg 00 min E a distance of 792.00 feet to an iron pin; thence S 63 deg 00 min E a distance of 627.00 feet to an iron pin, corner to the original 85½ acres of which this was a part; thence with a line of said tract S 87 deg 30 min E a distance of 1187.12 feet to an iron pin, corner to the original 7 acres of which this was a part; thence with five lines of said tract, N 77 deg 41 min E a distance of 759.00 feet to an iron pin; thence S 20 deg 58 deg E a distance of 140.85 feet to an iron pin; thence S 48 deg 41 min E a distance of 389.19 feet to an iron pin; thence S 31 deg 01 min E a distance of 591.66 feet to an iron pin; thence S 15 deg 00 min W a distance of 349.75 feet to a large stone and a corner of the aforementioned 85½ acres; thence with three lines of said tract S 24 deg 25 min E a distance of 1201.06 feet to a stone; thence S 63 deg 15 min W a distance of 1387.86 feet

to a stone; thence N 34 deg 43 min W a distance of 2013.64 feet to an iron pin at a corner of the aforementioned 59 acres, thence with a line of said tract and the line of Denver Blythe, S 42 deg 37 min W a distance of 581.57 feet to an iron pin, corner to a 13 acres exception and now-owned by Denver Blythe; thence with two lines of said tract N 63 deg 36 min W a distance of 653.27 feet to an iron pin; thence S 34 deg 45 min W a distance of 181.50 feet to an iron pin at a corner of the original 59 acres; thence with four lines of said tract, N 55 deg 37 min W a distance of 889.60 feet to an iron pin, corner to Loren Francis; thence with said Francis' line and the line of Thomas Brown, Jr., N 3 deg 37 min W a distance of 1759.79 feet to an iron pin; thence with two lines of said Brown, N 67 deg 14 min E a distance of 218.25 feet to an iron pin; thence N 60 deg 27 min E a distance of 189.06 feet to the beginning, CONTAINING 174.523 ACRES more or less, being a consolidation of the premises transferred to Mary Louise Dutro in Volume 180, page 243, and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH May 1969.

Prior Instrument Reference: Vol. 204, page 389, of the Deed Records of Adams County, Ohio.

**SAVE AND EXCEPT:** Save and except 19.643 acres situated in Military Survey No. 13156, in Monroe Township, and transferred to The Nature Conservancy on December 31, 1986 and recorded in Volume 272, page 645.



DEED

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT \_\_\_\_\_

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 5-18-10 By: PP  
Par. #: 169-1  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

JUN 09 2010

CONVEYANCE FEE 13340  
TRANSFER FEE 506  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

## SHERIFF'S DEED IN PARTITION (PUBLIC SALE)

KNOW ALL MEN BY THESE PRESENTS, THAT;

Whereas, on the 31st day of October 2008, ANTHONY H. GILBERT, Plaintiff, filed his certain First Amended Complaint, and then and thereby commenced a civil action in the Court of Common Pleas of Adams County, Ohio, against BRADLEY GILBERT, JR., MARSHA A. GILBERT AND DANIEL MARTIN, INC., Defendants, and numbered on the docket of said Court as Case No. CVH 2008 0680 praying among other things, for judgment for partition of certain real estate therein described,

And, Whereas, proceedings were undertaken on the Complaint, and Commissioners were appointed by the Court to make Partition of said Real Estate, and the Report of the Commissioners indicated that Partition of the land could not be made without manifest injury, and the Commissioners determined that the VALUE OF THE PROPERTY WAS \$50,000.00, and the Court did approve and confirm the Report of the Commissioners at the January term of said Court 2010,

And, Whereas, judgment was granted on the Complaint with the Court ordering that the subject real estate be sold at public sale,

And, Whereas, it was then and there Further Ordered, Adjudged and Decreed, by said Court, that KIMMY ROGERS, Sheriff of Adams County, should cause the lands and tenements in said Complaint and order mentioned and hereinafter described to be appraised, advertised and sold according to the statute in such cases made and provided;

And Whereas, I, the said Sheriff aforesaid, pursuant to said Order caused said premises to be advertised, and having advertised the time and place of selling the same, in the Manchester Signal, a newspaper printed and of general circulation in said County, for the period of six weeks prior to the day of sale and on the same day of each week for six consecutive weeks, and otherwise complied with the said Order and the provisions of the statute in such cases made and provided, did, on the 26<sup>TH</sup> DAY OF APRIL 2010, at the door of the Courthouse in said County, at 10:00 O'CLOCK A.M. of said day, expose to sale, at public auction, the premises hereinafter mentioned, and thereupon **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, having bid for the said premises the sum of THIRTY-THREE THOUSAND THREE HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$33,334.00) which said sum being the highest and best bid offered for the same, and being two-thirds the appraised value thereof, the said premises were then and there struck off to **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the purchaser, for the sum above mentioned.

And, Whereas, the said Court at its May Term 2010, having examined the proceedings of the said Sheriff aforesaid, and being satisfied that the sale aforesaid had been made in all respects pursuant to said Judgement and Order of Sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale should be confirmed, and that the said Sheriff should convey the said real estate by deed in fee simple, to the purchaser,

Now, therefore I, the said **KIMMY ROGERS, Sheriff**, aforesaid by virtue of said sale and confirmation, and of the statute for such cases made and provided, and for and in consideration of the premises herein, and the sum of THIRTY-THREE THOUSAND THREE HUNDRED THIRTY- FOUR AND 00/100 DOLLARS (\$33,334.00) the receipt whereof is hereby acknowledged, do hereby GRANT, SELL AND CONVEY unto the said **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, its successors and assigns forever, the following described real estate, situated in Adams County and State of Ohio, to-wit:

Permanent Parcel No. 164-00-00-001.000

Being situated in Military Survey No. 14354, in the Township of Jefferson, in the County of Adams, in the State of Ohio and bounded and described as follows:

BEGINNING at an iron pin by a sassafras in the line of Richey Liming and a corner to Mary Louise Dutro as recorded in Volume 203, page 271; thence four line of original 74 acres, N 52 deg 59 min W a distance of 587.75 feet to a stone by a poplar; thence N 78 deg 58 min W a distance of 1104.00 feet to a stone by a chestnut (down); thence N 30 deg 10 min W a distance of 1098.95 feet to a stone marked "H"; thence N 59 deg 28 min E a distance of 415.40 feet to a stake and a corner to John Robinson; thence with said Robinson's line N 75 deg 58 min E a distance of 1725.35 feet to a spike in the centerline of Reel Ridge Road No. T-289; thence with said centerline for the next six calls, S 14 deg 06 min E a distance of 240.70 feet to a spike; thence S 3 deg 43 min E a distance of 266.75 feet to a spike; thence S 11 deg 54 min E a distance of 289.00 feet to a spike; thence S 25 deg 31 min E a distance of 191.40 feet to a spike; thence S 38 deg 05 min E a distance of 193.38 feet to a spike; thence S 18 deg 02 min E a distance of 210.54 feet to a spike in said centerline and a corner to the aforementioned Richey Liming; thence with said Liming's line, S 21 deg 50 min W a distance of 899.46 feet to the beginning, CONTAINING 70.31 ACRES more or less, being corrected description of the original 74 acres of the premises transferred to Walter L. Engelman, et al. in Volume 209, page 296 and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in August 1974.

LAST TRANSFER: Vol. 284, page 799, Deed Records of Adams County, Ohio

together with all the privileges and appurtenances thereunto belonging, and all the right, title and interest of the said **ANTHONY H. GILBERT, BRADLEY GILBERT, JR., MARTHA A. GILBERT, AND DANIEL MARTIN, INC.** and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the premises aforesaid unto the said **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, its successors and assigns forever, as fully and completely as I, the said **KIMMY ROGERS, Sheriff** of Adams County, Ohio,

by virtue of said sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

I have hereunto set my hand this 20th day of May 2010.

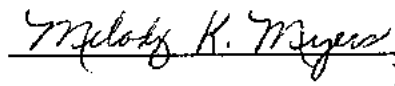
  
KIMMY ROGERS  
Sheriff of Adams County, Ohio

STATE OF OHIO, COUNTY OF ADAMS, SS:

Before me, a Notary Public in and for said County, personally appeared the above named KIMMY ROGERS, Sheriff of Adams County, Ohio, the grantor in the foregoing deed, who acknowledged the signing of the same to be his voluntary act and deed, as such Sheriff, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 20th day of May 2010.

(Seal)

  
Notary

My comm. expires: January 16, 2013

201000001899  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-09-2010 At 12:40 pm.  
DEED 36.00  
DR Book 359 Page 58 - 60

Prepared by: YOUNG & CALDWELL, LLC  
John B. Caldwell, Attorney at Law  
225 N. Cross St., West Union, Ohio 45693  
(937) 544-2152 ♦ Fax (937) 544-9770  
TMN/



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

Instrument Book Page  
201600002730 OR 473 74

SEP 21 2013

CONVEYANCE FEE \$7,227.60  
TRANSFER FEE 504  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-21-16 By: [Signature]  
Par.# 186-170-37  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201600002730  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-21-2016 At 03:32 PM.  
DEED 76.00  
OR Book 473 Page 74 - 81

Parcel No.: 186-00-00-037.000  
File No.: 16Q0018-1

## GENERAL WARRANTY DEED

William J. Twarogowski, widower and unremarried, Mary F. Gaffin, aka Mary Gaffin, Unmarried, Ralph E. Gaffin, a married man whose wife is Bridget F. Gaffin, and Roger A. Gaffin, a married man whose wife is Holly Gaffin, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 274, Page 46, Deed Book 251, Page 414,  
Official Record 67, Page 183, Official Record 193,  
Page 524 and Official Record 423, Page 146

Executed this 19<sup>th</sup> day of September, 2016 by William J. Twarogowski, Mary F. Gaffin, aka Mary Gaffin, Ralph E. Gaffin and Bridget F. Gaffin, his wife who hereby executes this instrument for the sole purpose of releasing her dower interest, and Roger A. Gaffin and Holly Gaffin, his wife, who hereby executes this deed for the sole purpose of releasing her dower interest.

William J. Twarogowski  
William J. Twarogowski

Mary F. Gaffin  
Mary F. Gaffin, aka Mary Gaffin

Ralph E. Gaffin  
Ralph E. Gaffin

Bridget F. Gaffin  
Bridget F. Gaffin

Roger A. Gaffin  
Roger A. Gaffin

Holly Gaffin  
Holly Gaffin by Roger A. Gaffin, her MCF  
Attorney in Fact

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me a notary public in and for said county and state this 19<sup>th</sup> day of September, 2016 by William J. Twarogowski, Mary F. Gaffin, aka Mary Gaffin, Ralph E. Gaffin, Bridget F. Gaffin, Roger A. Gaffin and Roger A. Gaffin as MCF  
Attorney in Fact for Holly Gaffin, Grantors herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

{00189758-1}



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

MARY GAFFIN ET.AL.  
985.579 ACRES

BEING SITUATED IN THE TOWNSHIP OF GREEN, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 491, 7589, 14290, 14820, 15433, 15739, 15794, 14091, 12973, 8273, 13943 & 13954 & BEING ALL OF ORIGINAL 500 ACRES T-1, ALL OF ORIGINAL 161 ACRES & 61 POLES T-3, ALL OF ORIGINAL T-5, ALL OF ORIGINAL 10 ACRES T-6, ALL OF ORIGINAL 41 ACRES T-7, ALL OF ORIGINAL 56 ½ ACRES T-8, ALL OF ORIGINAL 20 ACRES T-9, ALL OF ORIGINAL 25 ACRES T-10, ALL OF ORIGINAL 14 ACRES T-11, ALL OF ORIGINAL 35 ACRES T-12, ALL OF ORIGINAL 40 ACRES T-14, ALL OF ORIGINAL 157 ¼ ACRES T-15, ALL OF ORIGINAL 140 ACRES T-16 & REMAINDER OF ORIGINAL 86 ACRES T-17 OWNED BY MARY GAFFIN ET.AL. IN O.R.062 PG.183 & O.R.193 PG.524 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE INTERSECTION OF BLUE CREEK ROME ROAD AND U.S. ROUTE 52;

THENCE N 86°24'00" W A DISTANCE OF 6251.94' TO A SPIKE SET IN THE CENTERLINE OF U.S. ROUTE 52 AND BEING A CORNER TO 9.88 ACRES OWNED BY RALPH E. GAFFIN IN D.B.323 PG.551 AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE N 72°49'04" W A DISTANCE OF 271.44' TO A SPIKE SET;

THENCE N 71°29'14" W A DISTANCE OF 277.68' TO A SPIKE SET;

THENCE N 70°07'53" W A DISTANCE OF 301.32' TO A SPIKE SET;

THENCE N 69°58'31" W A DISTANCE OF 571.48' TO A SPIKE SET;

THENCE N 72°31'12" W A DISTANCE OF 79.94' TO A SPIKE SET;

THENCE N 74°47'38" W A DISTANCE OF 83.63' TO A SPIKE SET;

THENCE N 77°12'27" W A DISTANCE OF 81.61' TO A SPIKE SET;

THENCE N 79°49'51" W A DISTANCE OF 85.04' TO A SPIKE SET;

THENCE N 82°28'54" W A DISTANCE OF 85.18' TO A SPIKE SET;

THENCE N 84°51'51" W A DISTANCE OF 83.35' TO A SPIKE SET;

THENCE N 87°30'20" W A DISTANCE OF 79.29' TO A SPIKE SET;

THENCE N 89°28'12" W A DISTANCE OF 84.77' TO A SPIKE SET;

THENCE S 87°48'17" W A DISTANCE OF 83.09' TO A SPIKE SET;

THENCE S 85°14'59" W A DISTANCE OF 80.26' TO A SPIKE SET;

THENCE S 82°54'29" W A DISTANCE OF 97.06' TO A SPIKE SET;

THENCE S 80°40'41" W A DISTANCE OF 85.78' TO A SPIKE SET;

THENCE S 79°32'33" W A DISTANCE OF 270.64' TO A SPIKE SET BEING A  
CORNER TO 2.26 ACRES OWNED BY MARION KAY & WILLIAM J. TWAROGOWSKI IN  
D.B.274 PG.038;

THENCE WITH SAID TWAROGOWSKI N 50°51'01" W A DISTANCE OF 316.93' TO A  
5/8" REBAR SET;

THENCE S 88°57'56" W A DISTANCE OF 276.38' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 4.454 ACRES OWNED BY RALPH E. GAFFIN IN O.R.012 PG.549 &  
O.R.109 PG.608;

THENCE WITH SAID GAFFIN N 82°07'15" W A DISTANCE OF 559.64' TO A 5/8"  
REBAR FOUND BEING A CORNER TO 13.06 ACRES OWNED BY MARION KAY &  
WILLIAM J. TWAROGOWSKI IN D.B.202 PG.338;

THENCE WITH SAID TWAROGOWSKI N 82°06'06" W A DISTANCE OF 173.98' TO A  
5/8" REBAR SET;

THENCE N 82°42'26" W A DISTANCE OF 367.21' TO A 5/8" REBAR SET;

THENCE S 73°01'15" W A DISTANCE OF 452.95' TO A 5/8" REBAR SET;

THENCE S 14°35'15" W A DISTANCE OF 243.50' TO A 5/8" REBAR SET;

THENCE S 12°06'45" E A DISTANCE OF 347.77' TO A SPIKE SET IN THE  
CENTERLINE OF U.S. ROUTE 52;

THENCE WITH SAID CENTERLINE S 87°48'22" W A DISTANCE OF 129.54' TO A  
SPIKE SET;

THENCE N 87°35'48" W A DISTANCE OF 138.96' TO A SPIKE SET;

THENCE N 85°58'36" W A DISTANCE OF 190.00' TO A SPIKE SET;

THENCE N 85°30'59" W A DISTANCE OF 31.54' TO A SPIKE SET BEING A  
CORNER TO 10.87 ACRES OWNED BY MARY GAFFIN IN D.B.202 PG.336 & O.R.066  
PG.501;

THENCE WITH SAID GAFFIN N 03°30'01" E A DISTANCE OF 499.57' TO A 5/8" REBAR SET;

THENCE N 85°30'59" W A DISTANCE OF 957.72' TO A 5/8" REBAR SET;

THENCE S 03°30'01" W A DISTANCE OF 499.57' TO A SPIKE SET IN THE CENTERLINE OF U.S. ROUTE 52;

THENCE WITH SAID CENTERLINE N 85°30'59" W A DISTANCE OF 44.26' TO A SPIKE SET BEING A CORNER TO 6.66 ACRES OWNED BY MICHAEL A. JAMES IN O.R.262 PG.180;

THENCE WITH SAID JAMES N 11°46'54" W A DISTANCE OF 901.95' TO A 5/8" REBAR SET BEING A CORNER TO 948.12 ACRES OWNED BY CINCINNATI MUSEUM OF NATURAL HISTORY IN D.B.245 PG.134;

THENCE WITH SAID CINCINNATI MUSEUM OF NATURAL HISTORY N 17°25'45" E A DISTANCE OF 867.49' TO A 5/8" REBAR SET;

THENCE N 02°41'41" E A DISTANCE OF 1217.10' TO A STONE FOUND;

THENCE N 64°34'00" W A DISTANCE OF 324.66' TO A STONE FOUND;

THENCE N 22°07'39" W A DISTANCE OF 1926.05' TO A STONE FOUND;

THENCE N 23°39'00" E A DISTANCE OF 1041.71' TO A STONE FOUND;

THENCE N 83°12'00" E A DISTANCE OF 594.34' TO A STONE FOUND;

THENCE N 02°24'00" W A DISTANCE OF 761.89' TO A STONE FOUND;

THENCE N 46°03'45" E A DISTANCE OF 322.23' TO A STONE FOUND;

THENCE N 05°01'10" W A DISTANCE OF 1591.44' TO A STONE FOUND BEING A CORNER TO 126.44 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.039 PG.519;

THENCE WITH SAID THE NATURE CONSERVANCY S 79°02'11" E A DISTANCE OF 738.73' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 65°42'44" E A DISTANCE OF 25.00';

THENCE N 01°29'20" W A DISTANCE OF 1292.56' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 71°15'40" E A DISTANCE 33.44';

THENCE N 28°03'20" W A DISTANCE OF 896.97' TO A SURVEY POINT WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 30°39'44" E A DISTANCE OF 50.00' BEING A CORNER TO 54.00 ACRES OWNED BY THE NATURE CONSERVANCY IN D.B.285 PG.634;

THENCE WITH SAID THE NAUTRE CONSERVANCY N 80°42'30" E A DISTANCE OF 559.79' TO A STONE FOUND BEING A CORNER TO 141.32 ACRES OWNED BY JOHN L. & SHARON M. JACOBS IN O.R.283 PG.293;

THENCE WITH SAID JACOBS S 79°19'19" E A DISTANCE OF 459.87' TO A 5/8" REBAR FOUND BEING A CORNER TO 274.003 ACRES P-1 OWNED BY PAUL K. & DONNA RICHTER, TRUSTEE IN O.R.289 PG.380;

THENCE WITH SAID RICHTER S 08°55'52" E A DISTANCE OF 740.71' TO A 5/8" REBAR FOUND;

THENCE S 39°55'15" E A DISTANCE OF 411.38' TO A 5/8" REBAR FOUND;

THENCE S 13°36'22" E A DISTANCE OF 677.51' TO A 5/8" REBAR FOUND;

THENCE S 51°20'22" E A DISTANCE OF 231.84' TO A 5/8" REBAR FOUND;

THENCE S 49°42'48" W A DISTANCE OF 53.80' TO A 5/8" REBAR SET BEING A CORNER TO 47.16 ACRES P-2 OWNED BY PAUL K. & DONNA RICHTER, TRUSTEE IN O.R.289 PG.380;

THENCE WITH SAID RICHTER S 55°21'45" W A DISTANCE OF 825.85' TO A 5/8" REBAR SET;

THENCE N 74°38'15" W A DISTANCE OF 524.94' TO A PIPE FOUND;

THENCE S 22°43'15" E A DISTANCE OF 1579.94' TO A 5/8" REBAR SET;

THENCE N 85°33'50" E A DISTANCE OF 1333.58' TO A 5/8" REBAR FOUND BEING A CORNER TO AFOREMENTIONED RICHTER;

THENCE WITH SAID RICHTER S 26°34'58" E A DISTANCE OF 96.49' TO A 5/8" REBAR FOUND;

THENCE S 52°16'00" E A DISTANCE OF 301.88' TO A 5/8" REBAR FOUND BEING A CORNER TO 197.090 ACRES OWNED BY JOE LEE & CAROLYN EASTER IN D.B.286 PG.695;

THENCE WITH SAID EASTER S 51°58'52" E A DISTANCE OF 195.99' TO A 5/8" REBAR FOUND;

THENCE S 77°23'37" E A DISTANCE OF 456.69' TO A 5/8" REBAR FOUND;

THENCE S 49°11'58" E A DISTANCE OF 418.81' TO A 5/8" REBAR FOUND;

THENCE S 17°14'54" E A DISTANCE OF 481.63' TO A 5/8" REBAR FOUND;

THENCE S 01°47'08" E A DISTANCE OF 355.39' TO A 5/8" REBAR FOUND;

THENCE S 33°08'02" E A DISTANCE OF 122.41' TO A 5/8" REBAR FOUND BEING A CORNER TO 69 1/2 ACRES OWNED BY JOE LEE & CAROLYN EASTER IN D.B.367 PG.505;

THENCE WITH SAID EASTER S 00°43'26" W A DISTANCE OF 248.02' TO A 5/8" REBAR FOUND;



THENCE S 00°35'12" E A DISTANCE OF 270.22' TO A 5/8" REBAR FOUND;  
THENCE S 75°43'14" E A DISTANCE OF 298.44' TO A 5/8" REBAR FOUND;  
THENCE S 63°03'14" E A DISTANCE OF 436.16' TO A 5/8" REBAR FOUND;  
THENCE S 76°03'33" E A DISTANCE OF 383.44' TO A 5/8" REBAR FOUND;  
THENCE S 50°06'01" E A DISTANCE OF 366.59' TO A 5/8" REBAR FOUND;  
THENCE S 88°32'05" E A DISTANCE OF 263.26' TO A 5/8" REBAR FOUND;  
THENCE S 72°24'26" E A DISTANCE OF 144.26' TO A 5/8" REBAR FOUND;  
THENCE S 34°35'29" E A DISTANCE OF 281.91' TO A 5/8" REBAR FOUND;  
THENCE S 55°15'15" E A DISTANCE OF 266.79' TO A 5/8" REBAR FOUND;  
THENCE S 49°12'40" E A DISTANCE OF 281.43' TO A 5/8" REBAR FOUND;  
THENCE S 35°01'12" E A DISTANCE OF 235.58' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 150.518 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.406  
PG.557;  
  
THENCE WITH SAID NATURE CONSERVANCY S 81°23'44" E A DISTANCE OF  
762.98' TO A 5/8" REBAR FOUND;  
  
THENCE S 18°53'14" E A DISTANCE OF 433.07' TO A 5/8" REBAR FOUND;  
  
THENCE S 69°33'10" E A DISTANCE OF 328.00' TO A 5/8" REBAR FOUND BEING  
A CORNER TO 121.400 ACRES OWNED BY THE NATURE CONSERVANCY IN D.B.281  
PG.507;  
  
THENCE WITH SAID NATURE CONSERVANCY S 89°19'18" W A DISTANCE OF  
954.77' TO A 5/8" REBAR FOUND;  
  
THENCE S 18°30'44" W A DISTANCE OF 1044.95' TO A 5/8" REBAR FOUND;  
  
THENCE S 43°29'16" E A DISTANCE OF 1155.00' TO A 5/8" REBAR FOUND  
BEING A CORNER TO 24.93 ACRES OWNED BY GARY & BONNIE GREENLEE IN  
D.B.215 PG.260;  
  
THENCE WITH SAID GREENLEE N 77°49'41" W A DISTANCE OF 134.27' TO A  
5/8" REBAR SET;  
  
THENCE S 17°02'37" W A DISTANCE OF 731.22' TO A 5/8" REBAR SET BEING A  
CORNER TO AFOREMENTIONED GAFFIN;  
  
THENCE WITH SAID GAFFIN N 79°08'22" W A DISTANCE OF 865.73' TO A 5/8"  
REBAR SET;

THENCE S 19°33'38" W A DISTANCE OF 465.65' TO A SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 985.579 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N 46°22'35" E BEARING

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 7, 2016 AS FOUND IN FILE NO. 16-097.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 12-22-14 By: [Signature]  
Par. # 188-3-001  
ADAMS COUNTY ENGINEER  
David C. Mosk P.E., P.S.

DEC 22 2014

CONVEYANCE FEE 191.40  
TRANSFER FEE 28.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201400003827  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-22-2014 At 10:57 am.  
DEED 28.00  
OR Book 443 Page 829 - 830

Parcel No.: 188-00-00-003.001  
File No.: 14Q0123-1

### GENERAL WARRANTY DEED

Jeff Bickel and Linda Bickel, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property, including without limitations all of the land together with all minerals in, on or under the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 104, Page 392

Executed this 22<sup>nd</sup> day of December, 2014 by Jeff Bickel and Linda Bickel.

[Signature]  
Jeff Bickel  
[Signature]  
Linda Bickel

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 22<sup>nd</sup> day of December, 2014 by Jeff Bickel and Linda Bickel, Grantors herein.

[Signature]  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

Jeff & Linda Bickel

29.930 Acres

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 2199 and 15153 and also being a new survey of the original 30.000 acres owned by Jeff Bickel and Linda Bickel as recorded in O.R. 104, P. 392 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found in the centerline of Tracy Run Road (T-179 A) and a corner to 31.893 acres of George A. Dreiling (O.R. 274, P. 672) and also at the south corner of the original 30.000 acres (O.R. 104, P. 392); thence with said Dreiling's line, N 49 deg 47 min 34 sec W, passing a 5/8" iron pin set at 30.00 feet, a total distance of 2282.80 feet to a 5/8" iron pin found in the line of 87.927 acres of The Nature Conservancy (O.R. 352, P. 682); thence with the line of said Nature Conservancy, N 70 deg 39 min 06 sec E 673.48 feet to a stone found and a corner to Tract 1 of 165 acres of David L. and Donna G. Gray (O.R. 219, P. 870) and a corner to Tract 2 of 46.30 acres of Diane E. Clouse and Rick N. Clouse (O.R. 312, P. 16); thence with said Clouse's line, S 51 deg 12 min 33 sec E 1932.59 feet to an axel found and a corner to 68.049 acres of Steve Harvey, Et. Al. (O.R. 275, P. 649); thence with said Harvey's line, S 51 deg 26 min 38 sec E 58.74 feet to a spike found and in the centerline of the aforementioned Tracy Run Road; thence with the centerline of Tracy Run Road for the next three calls, S 37 deg 36 min 25 sec W 409.51 feet to a spike found; thence S 59 deg 00 min 50 sec W 160.52 feet to a spike set; thence S 53 deg 15 min 38 sec W 70.86 feet to the beginning, containing 29.930 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 37 deg 36 min 25 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on November 24, 2014 and found in File No. A-14-154.

Filename: jeffbickel29930acR

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

MAY 19 2011

CONVEYANCE FEE 839.50  
TRANSFER FEE 1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Instrument  
201100001536 OR Book Page  
376 568  
201100001536  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-19-2011 At 09:41 AM  
DEED 36.00  
OR Book 376 Page 568 - 570

Parcel Nos.: 178-00-00-001.000 and 178-00-00-034.000  
File No.: 11Q0022-1



### GENERAL WARRANTY DEED

Jack Merz and Bette Merz, a.k.a. Bette J. Merz, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 316, Page 444 and  
Deed Book 284, Page 655  
Auditor's Parcel Nos.: 178-00-00-001.000 & 178-00-00-034.000

Executed this 18<sup>th</sup> day of May, 2011.

  
\_\_\_\_\_  
Jack Merz  
  
\_\_\_\_\_  
Bette Merz, a.k.a. Bette J. Merz

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 18<sup>th</sup> day of May, 2011 by Jack Merz and Bette Merz, a.k.a. Bette J. Merz, Grantors herein.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

E:\Mktel\11Q0022-1 Nature Conservancy (Merz)\deed.doc

**EXHIBIT "A"**

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 5/11 By: AS  
Par. #: 178-1 + 34 new survey  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14354, 4599, 14739, 15306 and 15716 and also being a consolidation of the original 76.694 acres and the remaining acreage of the original 104 acres owned by Jack Merz and Bette J. Merz as recorded in D.B. 284, P. 655 and O.R. 316, P. 444 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike set at the intersection of Mouth Hollow Road (T-179 B) and Long Lick Road (T-181); thence with a tie-line, N 24 deg 20 min 43 sec E 1240.26 feet to a spike found in the centerline of Long Lick Road and a corner to 2.78 acres of Daniel and Julie Brock (O.R. 43, P. 112) and 8.085 acres of Lois Ann Hackworth, Et. Al. (O.R. 213, P. 786) and BEING THE REAL POINT OF BEGINNING; thence with said Brock's line, S 31 deg 22 min 09 sec W 760.93 feet to a 5/8" iron pin set and a corner to 40.001 acres of Richard L. Anderson, Jr. (D.B. 271, P. 180); thence with said Anderson's line for the next three calls, N 74 deg 03 min 47 sec W 1579.31 feet to a 5/8" iron pin found; thence S 25 deg 13 min 02 sec W 1236.85 feet to a 5/8" iron pin found; thence S 63 deg 45 min 42 sec E 1044.38 feet to a 5/8" iron pin found and a corner to said Anderson and a corner to 29.173 acres of Richard L. Anderson (O.R. 329, P. 412); thence with said Anderson's line and with the line of 25.01 acres, Tract XXI of D.K. Bilyeu, Trustee (O.R. 301, P. 523), N 81 deg 40 min 21 sec W 1052.51 feet to a point, which is referenced by a 5/8" iron pin set at N 53 deg 59 min 26 sec W 3.97 feet; thence with said Bilyeu's line, S 81 deg 30 min 27 sec W 1168.00 feet to a 5/8" iron pin found and a corner to 15.748 acres of Jack A. and Roxanna McCoy (O.R. 92, P. 276); thence with said McCoy's line for the next two calls, S 81 deg 30 min 27 sec W 349.81 feet to a 5/8" iron pin found; thence S 21 deg 14 min 55 sec W 423.04 feet to a 5/8" iron pin set and a corner to 186.947 acres of Jack A. and Roxanna McCoy (O.R. 38, P. 300); thence with said McCoy's line for the next five calls, N 48 deg 30 min 00 sec W 368.42 feet to a stone found; thence N 77 deg 38 min 48 sec W 148.96 feet to a 5/8" iron pin set; thence N 04 deg 55 min 39 sec W 293.17 feet to a 5/8" iron pin set; thence N 01 deg 00 min 10 sec W 214.50 feet to a 5/8" iron pin set; thence N 20 deg 59 min 11 sec W 788.46 feet to a 5/8" iron pin set and a corner to an Old Graveyard (3 x 3.3 poles save and except O.R. 316, P. 444); thence with the line of said Graveyard for the next three calls, N 69 deg 00 min 49 sec E 49.50 feet to a 5/8" iron pin set; thence N 20 deg 59 min 11 sec W 54.45 feet to a 5/8" iron pin set; thence S 69 deg 00 min 49 sec W 49.50 feet to a 5/8" iron pin set and in the line of the aforementioned Jack A. and Roxanna McCoy (186.947 acres); thence with said McCoy's line, N 20 deg 59 min 11 sec W 165.03 feet to a spike set and in the centerline of South Down Road (T-180) and a corner to 2.646 acres of Dean O. Hundley (O.R. 80, P. 67); thence with said Hundley's line, N 21 deg 03 min 55 sec W, passing a 5/8" iron pin found at 34.23 feet, a total distance of 204.81 feet to a stone found and in the line of 30.219 acres of Russell Bayersdorfer (O.R. 267, P. 792); thence with said Bayersdorfer's line, N 72 deg 50 min 06 sec E 81.37 feet to a 5/8" iron pin set and a corner to 2.024 acres of Charles Nelson (D.B. 285, P. 108); thence with said Nelson's line for the next three calls, S 49 deg 28 min 11 sec E 228.17 feet to a 1" iron pipe found; thence N 72 deg 20 min 08 sec E 365.93 feet to a 5/8" iron pin found; thence N 14 deg 34 min 50 sec E 223.03 feet to a 5/8" iron pin found and in the line of 10.006 acres of David L. and Lisa L. Crable (O.R. 307, P. 567); thence with said Crable's line for the next two calls, N 72 deg 21 min 58 sec E 247.76 feet to a 1" iron pipe found; thence N 07 deg 44 min 41 sec E 65.59 feet to a spike set and in the centerline of the aforementioned South Down Road and in the line of 6.063 acres of Ernest L. Schlachta, Et. Ux. (O.R. 354, P. 734); thence with said Schlachta's line and with the centerline of South Down Road, N 52 deg 43 min 12 sec E 249.75 feet to a spike found and a corner to 4.937 acres of Robert and Georgianna Janzen (O.R. 281, P. 512); thence with said Janzen's line and with said South Down Road for the next four calls, N 52 deg 33 min 07 sec E 94.41 feet to a spike set; thence N 46 deg 31 min 02 sec E 97.02 feet to a spike set; thence N 44 deg 04 min 16 sec E 66.65 feet to a spike set; thence N 56 deg 14 min 31 sec E 46.99 feet to a spike set; thence with the centerline of the Old Road and with the line of 89 3/4 acres, Second Tract of David Horsley, Et. Al. (D.B. 292, P. 577) for the next twenty five calls, S 40 deg 01 min 06 sec E 85.34 feet to a spike set; thence S 64 deg 29 min 01 sec E 64.73 feet to a spike set; thence S 67 deg 22 min 54 sec E 355.46 feet to a spike set; thence N 84 deg 56 min 06 sec E 151.99 feet to a spike set; thence S 60 deg 32 min 04 sec E 121.23 feet to a spike set; thence S 85 deg 49 min 33 sec E 150.39 feet to a spike set; thence N 72 deg 06 min 29 sec E 138.94 feet to a spike set; thence S 77 deg 41 min 37 sec E 113.56 feet to a spike set; thence N 73 deg 54 min 08 sec E 183.19 feet to a spike set; thence N 83 deg 00 min 19 sec E 202.55 feet to a spike set; thence N 80 deg 01 min 20 sec E 115.75 feet to a spike set; thence N 72 deg 59 min 10 sec E 161.64 feet to a spike set; thence S 89 deg 34 min 20 sec E 145.62 feet to a spike set; thence N 66 deg 14 min 12 sec E 178.29 feet to a spike set; thence N 51 deg 38 min 45 sec E 122.96 feet to a spike set; thence N 25 deg 51 min 10 sec E 103.96 feet to a spike set; thence N 14 deg 52 min 17 sec E 123.95 feet to a spike set;



thence N 02 deg 15 min 14 sec E 161.95 feet to a spike set; thence N 12 deg 55 min 49 sec E 262.02 feet to a spike found; thence N 07 deg 05 min 32 sec E 234.14 feet to a spike set; thence N 18 deg 45 min 31 sec E 192.08 feet to a spike set; thence N 34 deg 37 min 16 sec E 200.71 feet to a spike set; thence N 44 deg 37 min 35 sec E 117.06 feet to a spike set; thence N 64 deg 39 min 30 sec E 214.59 feet to a spike set; thence S 84 deg 53 min 29 sec E 155.36 feet to a spike set and in the centerline of Sunshine Ridge Road (T-156); thence with the centerline of said Sunshine Ridge Road for the next four calls, S 09 deg 12 min 50 sec E 294.59 feet to a spike set; thence S 36 deg 05 min 14 sec E 74.94 feet to a spike set; thence S 67 deg 26 min 57 sec E 130.79 feet to a spike set; thence N 65 deg 16 min 14 sec E 418.44 feet to a spike set in said centerline and a corner to 55 acres of David Horsley, Et. Al. (D.B. 292, P. 577); thence with said Horsley's line and with the line of 8.085 acres of Lois Ann Hackworth, Et. Al. (O.R. 213, P. 786), S 04 deg 44 min 30 sec W 754.56 feet to a 5/8" iron pin found; thence with said Hackworth's line for the next two calls, S 09 deg 01 min 34 sec E 768.79 feet to a stone found; thence S 89 deg 54 min 42 sec E 186.48 feet to the beginning, containing 180.527 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 72 deg 50 min 06 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on April 7, 2011 and found in File No. A-11-30.

Filename: jackmerz180527acR

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Consolidation of Parcels: 178-00-00-001.000 & 178-00-00-034.000



\* 9 9 9 9 9 9 \*

# 126

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Heeger

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

AFTER RECORDING, PLEASE RETURN TO:  
ADAMS, STEPNER, WOLTERMANN & DUSING, P.L.L.C.  
P.O. BOX 861  
COVINGTON, KENTUCKY 41012

*MO RUF*

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
10-27-05 BY *KB*  
# 162-36  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That **WILLIAM HEEGER, JR. and ERMA HEEGER, his Wife; and GEORGE HEEGER and MARJORIE HEEGER, his Wife,**

for and in consideration of -- \$149,000.00 -- and other good and valuable considerations to them paid by the Grantee herein, the receipt of which is hereby acknowledged, grant, with limited warranty covenants, to:

**THE NATURE CONSERVANCY, a Non-Profit Corporation of the District of Columbia, its**

successors and assigns forever, the following described real estate, in the County of Adams and State of Ohio, to-wit:

Property Address:	83.040 Acres, Adams County, Ohio
Grantors' Address:	
Grantee's Address:	6375 Riverside Drive, Suite 50, Dublin, Ohio 43017

Auditor's Parcel Number: 162-00-00-036.000

Situate in the Township of Green, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 8312 and 14804, and also being a consolidation of the premises conveyed to William, Jr. and George Heeger as recorded in Volume 175, Page 347, First and Second Tracts, Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (set) in the centerline of Blacks Run Road (T-155A), said spike being a corner of The Nature Conservancy (Volume 236, Page 746, A.C.D.R.); thence with said Nature Conservancy for the next two (2) calls, S. 20°-57'-13" E., 1336.89 feet to a stone (found); thence S. 57°-48'-45" E., passing a pipe (found) at 1140.39 feet, a total distance of 1455.50 feet to a rebar (set); thence continuing with said Nature Conservancy and also with another tract conveyed to said Nature Conservancy (Volume 243, Page 587, A.C.D.R.), N. 43°-59'-56" E., 631.30 feet to a rebar (set) in the line of another tract conveyed to said Nature Conservancy (Volume 253, Page 648, A.C.D.R.); thence with said Nature Conservancy for the next two (2) calls, N. 55°-37'-50" W., 230.90 feet to a pipe (found); thence N. 11°-27'-55" W., 1701.22 feet to a rebar (set) in the centerline of old existing Hamm Road, said rebar being a corner of another tract conveyed to said Nature Conservancy (Volume 251, Page 27, A.C.D.R.); thence with said Nature Conservancy for the next two (2) calls, N. 25°-11'-07" W., 759.00 feet to a rebar (set); thence S. 56°-49'-21" W., 445.50 feet to a pipe (found), said pipe being a corner of another tract conveyed to said Nature Conservancy (Volume 252, Page 293, A.C.D.R.); thence with said Nature Conservancy, N. 67°-52'-06" W., passing a spike (set) in the centerline of said Blacks Run Road at 129.60 feet, a total distance of 143.22 feet to a rebar (set), said rebar being a corner of another tract conveyed to said Nature Conservancy (Volume 282, Page 103, A.C.D.R.); thence with said Nature Conservancy, S. 62°-47'-33" W., 1041.95 feet to a rebar (set), said rebar being a corner of the first mentioned tract of said Nature Conservancy; thence with the first mentioned tract of said Nature Conservancy, S. 28°-36'-02" E., 283.10 feet to the place of beginning, containing 83.040 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in February, 1994.

Being the same property conveyed to WILLIAM HEEGER, JR. and GEORGE HEEGER, Grantors herein,  
by Deed recorded in Deed Volume 309, Page 332 of the Adams County, Ohio, Recorder's office.

IN WITNESS WHEREOF, the said Grantors, WILLIAM HEEGER, JR. and ERMA HEEGER, his Wife, and GEORGE  
HEEGER and MARJORIE HEEGER, his Wife, hereunto set their hands, this 26<sup>th</sup> day of October, 2005

William Heeger Jr.  
WILLIAM HEEGER, JR.

Erma Heeger  
ERMA HEEGER

George Heeger  
GEORGE HEEGER

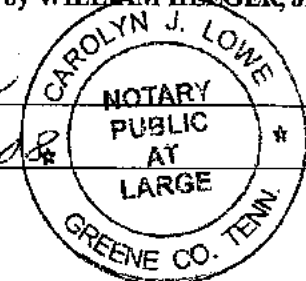
Marjorie Heeger  
MARJORIE HEEGER

STATE OF Tennessee

COUNTY OF Greene

The foregoing instrument was acknowledged before me this 27 day of October, 2005, by WILLIAM HEEGER, JR.  
and ERMA HEEGER, his Wife.

Carolyn J. Lowe  
Notary Public  
Comm. Expires: 02-04-08



STATE OF Ky

COUNTY OF Kenton

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2005, by GEORGE HEEGER and  
MARJORIE HEEGER, his Wife.

200500005013  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
11-01-2005 At 09:48 am.  
DEED 28.00  
DR Book 260 Page 485 - 486

[Signature]  
Notary Public  
Comm. Expires: 10-25-08

This Instrument Prepared By:

[Signature]  
MICHAEL M. SKETCH  
ADAMS, STEPNER, WOLTERMANN  
& DUSING, P.L.L.C.  
40 West Pike Street  
P.O. Box 861  
Covington, Kentucky 41011  
(859) 394-6200

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

NOV 01 2005

CONVEYANCE FEE 447.<sup>00</sup>  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-7-10 By: KLB  
Par. #: 164-49  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 819.202 O.R.C.  
EXEMPT

SEP 07 2010

CONVEYANCE FEE 174.20  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201000002807  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-07-2010 At 10:28 am.  
DEED 36.00  
DR Book 363 Page 263 - 265

Parcel No: 164-00-00-049.000  
File No.: 10Q0078-1

### GENERAL WARRANTY **DEED**

Markus J. Hoeppler, a married man whose wife is Ladimari Toledo Hoeppler, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 361, Page 464  
Auditor's Parcel No: 164-00-00-049.000

Ladimari Toledo Hoeppler hereby executes this instrument for the sole purpose of releasing her dower interest therein.

Executed this 2<sup>nd</sup> day of September, 2010.

  
Markus J. Hoeppler

  
Ladimari Toledo Hoeppler

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 2<sup>nd</sup> day of September, 2010 by Markus J. Hoeppler and Ladimari Toledo Hoeppler, Grantors herein.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\10Q0078-1 Nature Conservancy - Hoeppler\deed.doc



**EXHIBIT "A"**

Legal Description  
For File: 10Q0078-1

Being situated in the Township of Jefferson, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 16041, 14354, 14654, 14146 and 15280, and also being a part of the Original 173.034 acres, owned by Countrytyme, Inc., as recorded in O.R. 312, Page 819, Adams County Deed Records and also being bounded and described as follows:

Beginning at a 5/8" iron pin (found) at a corner to original 97 3/4 acres of William H. Joo (O.R. 142, page 284) and also original 82.69 acres of William J. and Mary Sander Hull (Deed Book 295, Page 629) and also west of Reel Ridge Road (T-289); thence continuing with the line of the said 82.69 acres, South 12° 09' 38" East 523.78 feet to a 5/8" iron pin (found) at a corner to the said 82.69 acres and also at a corner to the original 89 3/4 acres of David Horsley and Lois Hackworth (Deed Book 292, Page 577); thence continuing with the line of the said 89 3/4 acres for the next two calls, South 42° 55' 46" West 382.94 feet to a 5/8" iron pin (found); thence North 88° 47' 37" West 1860.63 feet to a stone (found) at a corner to the said 89 3/4 acres; thence continuing with a division line through the original tract, North 11° 04' 32" West 1095.16 feet to a 5/8" iron pin (found) in the line of the aforementioned Joo; thence continuing with the line of said Joo for the next two calls, South 81° 34' 51" East 981.64 feet to a 5/8" iron pin (found); thence South 77° 53' 55" East 848.10 feet to the beginning, containing 42.475 acres of land, more or less, and also being subject to all legal right of ways, easements, and restrictions of record. Bearings are based upon the North 59° 17' 40" West line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered land Surveyor No. 7524, revised on March 27, 2008 and found in File No. A-07-249.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

164-00-00-049.000

005-00.00-P0006

10-6-95  
SUBJECT TO  
PLANNING COMMISSION  
APPROVAL

3534

TRANSR02K340C

4143

013 460

PARTNERSHIP FILED  
VOL. 3 PAGE 495

# WARRANTY DEED

49 PAGE 859

J D & D PARTNERSHIP, an Ohio Partnership of Adams County, Ohio,  
for valuable consideration paid, grant(s) with general warranty  
covenants, to **THE NATURE CONSERVANCY**, a non-profit corporation of the  
District of Columbia, whose tax mailing address is 1504 West 1st  
Avenue, Columbus, Ohio 43212, the following **REAL PROPERTY**:

Situate in the Township of Franklin, County of Adams, and the  
Township of Mifflin, County of Pike, State of Ohio, and also being  
part of Virginia Military Survey Number 7372, and also being part of  
an original 166 acre tract conveyed to J D and D Partnership as  
recorded in O.R. Volume 6, page 245, Adams County Deed Records, (no  
recorded deed in Pike County), and being bounded and described as  
follows:

Beginning at a reference spike set at the intersection of Edwin  
Shoemaker Road (T-210) and Tener Road (T-211), thence with the  
centerline of said Edwin Shoemaker Road for the next nine (9) calls, N  
25 deg 43 min 54 sec W 226.23 feet to a spike set; thence N 21 deg 21  
min 50 sec W 233.35 feet to a spike set; thence N 27 deg 03 min 34 sec  
W 163.17 feet to a spike set; thence N 22 deg 49 min 40 sec W 397.78  
feet to a spike set; thence N 30 deg 35 min 17 sec W 175.50 feet to a  
spike set; thence N 28 deg 53 min 30 sec W 337.29 feet to a spike set;  
thence N 30 deg 28 min 10 sec W 804.04 feet to a spike set; thence N  
29 deg 27 min 00 sec W 380.90 feet to a spike set; thence N 29 deg 45  
min 00 sec W 360.95 feet to a spike found, said spike being a corner  
of Clara B. Kessler, et. al. (Volume 261, page 113, A.C.D.R. and Volume  
207, page 764, Pike County Deed Records), thence leaving said Edwin  
Shoemaker Road and with said Clara B. Kessler, et. al. N 69 deg 36  
min 07 sec E 612.22 feet to a 5/8 inch rebar set, said rebar being the  
True Point of Beginning of the tract hereby conveyed; thence with  
seven (7) new division lines through the tract of which this is a  
part, S 46 deg 15 min 03 sec E 167.62 feet to a 5/8 inch rebar set;  
thence S 30 deg 58 min 49 sec E 391.72 feet to a 5/8 inch rebar set;  
thence S 54 deg 23 min 01 sec E 475.17 feet to a 5/8 inch rebar set;  
thence N 57 deg 25 min 36 sec E 289.47 feet to a 5/8 inch rebar set;;  
thence N 45 deg 53 min 09 sec E 311.05 feet to a 5/8 inch rebar set;  
thence S 44 deg 00 min 00 sec E 1448.45 feet to a 5/8 inch rebar set;  
thence N 44 deg 44 min 32 sec E 718.93 feet to a 5/8 inch rebar set,  
said rebar being a corner of Glenna T. and Russell Keith Lindsey  
(Volume 307, page 36, A.C.D.R.); thence with said Glenna T. and Russell  
Keith Lindsey, N 44 deg 48 min 14 sec W 290.89 feet to a 5/8 inch  
rebar found, said rebar being a corner of The Nature Conservancy  
(Volume 283, page 768, A.C.D.R. and Volume 225, page 66, P.C.D.R.);  
thence with the said The Nature Conservancy for the next four (4)  
calls, N 43 deg 37 min 05 sec W 366.35 feet to a 5/8 inch rebar  
found; thence N 0 deg 14 min 20 sec W 280.00 feet to a 5/8 inch rebar  
found; thence N 71 deg 38 min 22 sec W 664.63 feet to a 5/8 inch rebar  
found; thence N 46 deg 18 min 51 sec W 542.89 feet to a 5/8 inch  
rebar found, said rebar being a corner of said Clara B. Kessler, et.  
al.; thence with said Clara B. Kessler, et. al. S 69 deg 36 min 07 sec  
W 1286.95 feet to the True Point of Beginning **CONTAINING 45.727 ACRES**  
**IN SAID FRANKLIN TOWNSHIP, ADAMS COUNTY, AND 1.773 ACRES IN SAID**  
**MIFFLIN TOWNSHIP, PIKE COUNTY, THEREBY CONVEYING A TOTAL OF 47.500**  
**ACRES**, more or less, and being subject to all legal rights-of-way and  
easements of record.

DESCRIPTION APPROVED BY  
DENNY SALISEURY  
PIKE COUNTY ENGINEER

OCT 6, 1995

CHECKED BY

BB

RECEIVED DEC 27 1995



The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, June 29, 1995.

ACCEPTABLE FOR TRANSFER

**RESTRICTIONS**

D Gifford #0058606 10-6-95

Said real estate is subject to the following restrictions which may be enforced by any present or future owner of the real estate herein. These restrictions shall run with the land and shall be placed in any future deeds, land contracts or other conveyances.

1. Any mobile home must be at least 14' x 50' and must be underskirted.
2. No noxious or offensive trade or activity shall be permitted on this tract nor shall anything be done that may be or become an annoyance or nuisance to the neighborhood.
3. No unprocessed sewage.
4. There shall be no inoperable or unlicensed motor vehicles of any kind, or parts thereof, parked, left or stacked on this tract for more than 30 days.
5. Trash shall be kept in closed containers and shall not be allowed to accumulate loose on the tract.
6. No more than one mobile home shall be placed on each tract.
7. Commercially manufactured camp type trailers smaller than 14' x 50' are permitted on this tract for no more than six months out of each calendar year. No buses permitted for camper use.
8. All homes are to set at least 50' from the center of the road.
9. These restrictions shall be considered as covenants running with the land and shall bind all grantees, their heirs, successors and assigns to the benefit of all grantees of the grantor herein for any portion of the property received by the grantor herein consisting of approximately 166 acres conveyed to the grantor herein, JD&D Partnership as recorded in O.R. Vol. 6, page 245 on May 5, 1995.

95-09 jdd-nc

Prior Instrument Reference: Vol. 6, page 245, of the Official Record Books of Adams County, Ohio.

Witness its hand(s) this 6th day of October, 1995.

Signed and acknowledged in the presence of:

**J D & D PARTNERSHIP**

Musta B. McHenry

By: James V. Dittmer  
General Partner

Diana N. Henry

STATE OF OHIO COUNTY OF ADAMS ss:

**BE IT REMEMBERED**, That on this 6th day of October, 1995, before me, the subscriber, a notary public in and for said state, personally came **J D & D PARTNERSHIP**, by James V. Dittmer, one of its

013 461

general partners, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

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

Maude B. Muesbury

MARIE H. B. MUESBURY  
Notary Public, State of Ohio  
My Commission Expires June 4, 2000

Prepared by:

ALAN W. FOSTER  
Attorney at Law  
228 N. Market Street  
West Union, OH 45693

TRANSFERRED  
CONVEYANCE EXAMINED  
SEC. 319-202 R.C. COMPLIED WITH

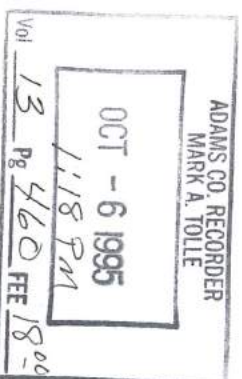
OCT 06 1995

AMT 3.60  
TEDDY L. WHEELER  
PIKE COUNTY AUDITOR

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.

OCT 06 1995

CONVEYANCE FEE 45.80  
TRANSFER FEE CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR



RECEIVED FOR RECORD ON THE DAY OF October, 1995  
AT 3:14 O'CLOCK P M.  
OFFICIAL RECORD VOL 49 PAGE 859  
Janet G. Reno  
JANET G. RENO  
RECORDER OF PIKE COUNTY, OHIO  
BY 18.00 DEPUTY

Davy

## KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM A. KNAUFF & KATHY KNAUFF, husband and wife & ROBERT E. HAYSLIP, a single man, of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA whose address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek in Military Survey 12888.

BEGINNING at a spike in the centerline of State Route No. 125, a corner to the land of Darrell Vogler, and the most southwesterly corner of the land herein described; thence leaving the road, with Darrell Vogler's line N 62 deg 52' E 301.32 feet to an iron pipe; thence with Darrell Vogler and Jeff Brown's line N 63' 11" E 946.12 feet to an iron pin, a corner of Jeff Brown and the Nature Conservancy; thence with the line of the Nature Conservancy for the next two calls, S 72 deg 15' E 327.26 feet to an iron pin; thence S 16 deg 01 min W 255.61 feet to a spike in the center line of Old State Route No. 125, a corner to David Rogers; thence with the road, David Rogers and John Fleenor's line N 68 deg 39' W 330.44 feet to a spike; thence, leaving the road with John Fleenor's line S 20 deg 32' W 456.78 feet to a spike in the center line of State Route No. 125; thence with the centerline of State Route No. 125 N 84 deg 17' W 890.10 feet to the place of beginning and CONTAINING 8.82 ACRES, subject to existing easements for public roads and highways and public utilities.

Being the remaining land transferred to Richard Spires and Phyllis Spires by deed recorded in Deed Book 177, Page 409, in the office of the Recorder of Adams County, Ohio

A survey of this property was made in September, 1977, by Lawrence W. Thatcher, Registered Surveyor No. 6312.

Being the property transferred to William A. Knauff, Kathy Knauff and Robert E. Hayslip by deed recorded in O.R. 122, page 478 in the office of the Recorder of Adams County, Ohio.

LAST TRANSFER: OR 122, PAGE 478

and all the Estate, Title and Interest of the said grantors, WILLIAM A. KNAUFF & KATHY KNAUFF & ROBERT E. HAYSLIP, either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said, THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever.

And the said, WILLIAM A. KNAUFF & KATHY KNAUFF & ROBERT E. HAYSLIP, for themselves and their heirs, does hereby Covenant with the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claims of all persons whomsoever.

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 31 2002

CONVEYANCE FEE  
TRANSFER FEE

25.00  
504  
CAROLLE E. NEWMAN  
COUNTY CLERK

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT

DATE 1-31-02 BY KB  
Par. # 134-21

ADAMS COUNTY ENGINEER  
DAVID C. HOOK P.E., P.S.

FILED FOR RECORD  
IN THE PUBLIC DEPARTMENT  
RECORDED FOR INSTRUMENTS  
BY THE PUBLIC DEPARTMENT  
DAVID D. WILSON, JR.  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003

Signed and acknowledged in presence of:


[Signature]  
Regina Jakob  
\_\_\_\_\_

[Signature]  
WILLIAM A. KNAUFF  
[Signature]  
KATHY KNAUFF  
[Signature]  
ROBERT E. HAYSLIP

STATE OF OHIO      COUNTY OF ADAMS    SS.

Be it Remembered, that on this 31<sup>st</sup> day of JANUARY, 2002, before me, the subscriber, a notary public in and for said state, personally came  
**WILLIAM A. KNAUFF & KATHY KNAUFF**  
**ROBERT E. HAYSLIP**

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on this \_\_\_\_\_ day of \_\_\_\_\_ and year last aforesaid.*  
 [Signature]  
**DAVID D. WILSON, JR.**  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003

This instrument was prepared by: *Wilson Law Office, Attorneys at Law,*  
*108 E. Mulberry Street, West Union, OH 45693/rej*

200200000582  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
01-31-2002 01:18 pm.  
DEED                      14.00  
OR Book 148 Page 90 - 91



OR 122-478

## General Warranty Deed\*

NOTED  
FOR TRANSFER  
DATE 3-9-01  
134-21  
ADAMS COUNTY

MICHAEL LEE MCCANN and TERESA LYNN MCCANN<sup>1</sup>, husband and wife of

Adams County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to

WILLIAM A. KNAUFF and KATHY KNAUFF, a one-half interest, for their joint lives,

remainder to the survivor of them and ROBERT E. HAYSLIP, a one-half interest, whose

tax-mailing address is 12743 St. Rt. 125, West Union, Ohio 45693, the following **REAL****PROPERTY:**<sup>2</sup>

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek in Military Survey 12888.

BEGINNING at a spike in the centerline of State Route No. 125, a corner to the land of Darrell Voglar, and the most southwesterly corner of the land herein described; thence leaving the road, with Darrell Voglar's line N 62 deg 52' E 301.32 feet to an iron pipe; thence with Darrell Voglar and Jeff Brown's line N 63' 11" E 946.12 feet to an iron pin, a corner of Jeff Brown and the Nature Conservancy; thence with the line of the Nature Conservancy for the next two calls, S 72 deg 15' E 327.26 feet to an iron pin; thence S 16 deg 01 min W 255.61 feet to a spike in the center line of Old State Route No. 125, a corner to David Rogers; thence with the road, David Rogers and John Fleenor's line N 68 deg 39' W 330.44 feet to a spike; thence, leaving the road, with John Fleenor's line S 20 deg 32' W 456.78 feet to a spike in the center line of State Route No. 125; thence with the centerline of State Route No. 125 N 84 deg 17' W 890.10 feet to the place of beginning and **CONTAINING 8.82 ACRES**, subject to existing easements for public roads and highways and public utilities.

Being the remaining land transferred to Richard Spires and Phyllis Spires by deed recorded in Deed Book 177, Page 409, in the office of the Recorder of Adams County, Ohio.

A survey of this property was made in September, 1977, by Lawrence W. Thatcher, Registered Surveyor No. 6312.

01-13 McCann to Knauff-Hayslip Deed

Prior Instrument Reference: Volume 239 Page 189 of the Deed Records of Adams County, Ohio.

Michael Lee McCann and Teresa Lynn McCann<sup>3</sup> husband and wife, releases all rights of dower therein. Witness their hand(s) this 19<sup>th</sup> day of MARCH, 2001.

Signed and acknowledged in presence of:

Dianne Grooms

Print Name DIANNE GROOMS

MARTHA B. McHEARY

Print Name MARTHA B. McHEARY

Michael Lee McCann  
MICHAEL LEE MCCANN<sup>4</sup>

Teresa Lynn McCann  
TERESA LYNN MCCANN

Parcel No: Pt. 135-00-00-047.001 & 136-00-00-025.00  
File No.: 07Q0087-1

Instrument Book Page  
200700005010 OR 309 588

## GENERAL WARRANTY DEED

a.k.a. Charles J. Koenig  
Charles Jason Koenig and Melissa D. Koenig, a.k.a. Melissa Koenig, Husband and Wife, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, Massachusetts 43215, the following described Real Property:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 150, Page 614 and  
Official Record 191, Page 111  
Auditor's Parcel Nos.: 135-00-00-047-001 and 136-00-00-025.00

Executed this 13<sup>th</sup> day of November, 2007.

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 11-19-07 BY AS  
Par. # 135-Pb 47 DDL 3 136-25  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

Charles J Koenig  
Charles Jason Koenig

Melissa D. Koenig  
Melissa D. Koenig

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 13<sup>th</sup> day of November, 2007 by Charles Jason Koenig and Melissa D. Koenig, Grantors herein.

200700005010  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
11-20-2007 At 09:36 am.  
DEED 52.00  
OR Book 309 Page 588 - 592

Michael C. Fletcher  
Notary Public



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

Charles Jason Koenig and  
Melissa D. Koenig  
Tract No. 2  
107.117 Acres

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 14738, 15378, 2653, 14843, and 16169, and also being 37.187 acres out of the Original 63.412 Acres, as recorded in O. R. 150, page 150, and also being 69.930 acres of the Original 70.000 Acres, as recorded in O. R. 191, page 111, both owned by Charles Jason Koenig and Melissa D. Koenig, and also being bounded and described as follows:

Beginning at reference point at a spike (found) in the centerline of State Route No. 125 and also at a corner to 87.17 acres of Sarijane Jenkins, Et. Al., (O. R. 216, page 20); thence continuing with the said centerline for the next three calls, S 59 deg 19 min 22 sec E 215.91 feet to a spike (found); thence S 58 deg 32 min 58 sec E 140.96 feet to a spike (found); thence S 54 deg 52 min 36 sec E 36.96 feet to a spike (set) at the intersection with the centerlines of a 20 feet wide easement, hereby granted and retained and also the said State Route No. 125; thence continuing with the centerline of said easement for the next twenty-two calls, N 58 deg 49 min 20 sec E 47.09 feet to a spike (set); thence S 70 deg 24 min 30 sec E 122.19 feet to a spike (set); thence N 86 deg 45 min 20 sec E 62.50 feet to a spike (set); thence N 64 deg 10 min 25 sec E 72.38 feet to a spike (set); thence N 47 deg 33 min 36 sec E 54.86 feet to a spike (set); thence N 27 deg 57 min 21 sec E 81.91 feet to a spike (set); thence N 20 deg 57 min 24 sec E 115.49 feet to a spike (set); thence N 27 deg 26 min 46 sec E 76.11 feet to a spike (set); thence N 28 deg 35 min 26 sec E 87.27 feet to a spike (set); thence N 19 deg 01 min 18 sec E 70.92 feet to a spike (set); thence N 10 deg 15 min 44 sec E 98.64 feet to a spike (set); thence N 04 deg 02 min 28 sec E 114.89 feet to a spike (set); thence N 04 deg 48 min 49 sec W 95.04 feet to a spike (set); thence N 18 deg 34 min 40 sec W 72.99 feet to a spike (set); thence N 39 deg 28 min 52 sec W 64.11 feet to a spike (set); thence N 47 deg 27 min 44 sec W 112.62 feet to a spike (set); thence N 31 deg 51 min 09 sec W 38.89 feet to a spike (set); thence N 25 deg 25 min 29 sec W 112.85 feet to a spike (set); thence N 04 deg 59 min 34 sec W 64.64 feet to a spike (set); thence N 12 deg 12 min 37 sec E 66.80 feet to a spike (set); thence N 03

deg 42 min 18 sec W 60.32 feet to a spike (set); thence N 44 deg 25 min 13 sec W 32.81 feet to a spike (set) in the centerline of the said easement **AND BEING THE REAL POINT OF BEGINNING;** thence continuing with the centerline of said easement for one call and also with two division lines through the Original 63.412 Acres; N 64 deg 58 min 13 sec W 208.87 feet to a spike (set) in north termination of the said easement; thence N 24 deg 38 min 37 sec W 116.37 feet to a 5/8" iron pin (found) at a corner to the aforementioned Jenkins and also at a corner to 17 acres of Timothy E. and Billie Vogler (O. R. 12, page 745); thence continuing with said Voglers' line, N 18 deg 23 min 21 sec E 707.86 feet to a stone (found) at a corner to said Vogler and also at a corner to 16.535 acres of Parcel Four of the Nature Conservancy (Deed Book 278, page 271); thence continuing with the line of the said Nature Conservancy, N 40 deg 03 min 21 sec E 769.90 feet to a stone (found) at a corner to said Nature Conservancy and also in the line of 151.716 acres of Thomas J. Turner (O. R. 205, page 115); thence continuing with said Turners' line for the next three calls, S 45 deg 44 min 19 sec E 437.21 feet to a stone (found); thence S 66 deg 54 min 43 sec E 232.56 feet to a stone (found); thence continuing with the line of 8.50 acres of J.C. and June Hazelbaker, Life Estate, (O. R. 291, page 275) for the next two calls, S 54 deg 18 min 48 sec E 613.13 feet to a stone (found); thence continuing with 42.511 acres of Lonnie and Patsy C. Cantrell (O. R. 68, page 642), S 12 deg 37 min 50 sec E 924.11 feet to a stone (found) at a corner to said Cantrell and also at a corner to 19 acres of Larry B. and Freda E. Cole (Deed Book 204, page 526); thence continuing with said Coles' line for the next two calls, S 30 deg 35 min 16 sec E 1219.80 feet to a 5/8" iron pin (found); thence S 42 deg 53 min 56 sec E 268.68 feet to a 5/8" iron pin (found) at a corner to said Cole and also at a corner to 2 acres of Larry B. and Freda E. Cole (O. R. 54, page 455); thence continuing with the line of said Cole (2 acres), S 43 deg 13 min 29 sec E 132.98 feet to a 5/8" iron pin (found) in the line of said Cole and also at a corner to 3.43 acres of Russell E. Bailey (Deed Book 240, page 826); thence continuing with said Bailey's line for the next three calls, S 68 deg 25 min 32 sec W 172.05 feet to a 5/8" iron pin (found); thence N 85 deg 18 min 35 sec W 140.72 feet to a point, *which is referenced by a 5/8" iron pin (found) at S 42 deg 41 min 24 sec E 41.85 feet*; thence S 81 deg 12 min 38 sec W 223.04 feet to a point, *which is referenced by a 5/8" iron pin (found) at N 01 deg 00 min 03 sec W 19.33 feet*, at a corner to said Bailey and also in the line of 7.815 acres of Jason Trae Young (O. R. 192, page 267); thence continuing with said Young's line for the next three calls, N 01 deg 00 min 03 sec W 19.33 feet to a 5/8" rebar (found); thence N 84 deg 37 min 03 sec W 764.09 feet to a 5/8" iron pin (found); thence S 03 deg 18 min 01 sec E 520.94 feet to a spike (set) in the line of said Young and also in the centerline of State Route No. 125; thence continuing with two division lines through the Original 70.000 Acres and also with the said

centerline, S 86 deg 13 min 32 sec W 54.81 feet to a spike (set) in the said centerline of State Route No. 125; thence S 08 deg 07 min 57 sec E 54.62 feet to a 5/8" iron pin (set) in the line of 16.462 acres of Randall B. Lewis (O. R. 127, page 677); thence continuing with said Lewis' line for the next four calls, S 85 deg 41 min 53 sec W 136.15 feet to a 5/8" iron pin (found); thence S 77 deg 36 min 23 sec W 132.84 feet to a 5/8" iron pin (found); thence S 76 deg 46 min 08 sec W 30.92 feet to a 5/8" iron pin (found); thence S 84 deg 14 min 34 sec W 199.41 feet to a spike (found) in the centerline of Fizer Road (T-257) and also at a corner to said Lewis and also at the southwest corner to the Original 70.000 Acres; thence continuing with the said centerline for one call and also with the westerly line of the Original 70.000 Acres for the next four calls, N 04 deg 53 min 27 sec W 31.08 feet to a spike (set) in the centerline of said Fizer Road; thence N 80 deg 21 min 51 sec W 17.76 feet to a spike (set); thence N 28 deg 16 min 50 sec W 153.10 feet to a spike (set) in the centerline of State Route No. 125 and also at a corner to 5.000 acres of Nathan A. and Audrey Freeman (O. R. 135, page 650) and also in the north line of an easement to the State of Ohio, previously granted and retained in Deed Book 195, page 229; thence continuing with said Freemans' line, N 39 deg 31 min 53 sec W 154.12 feet to a 5/8" iron pin (set) at a corner to said Freeman and also at a corner to 6.450 acres of Nathan A. and Audrey Freeman (O. R. 96, page 240); thence continuing with said Freemans' line for the next six calls, S 76 deg 52 min 53 sec E 59.10 feet to a 5/8" iron pin (set); thence N 59 deg 23 min 27 sec E 207.47 feet to a 5/8" iron pin (found); thence N 00 deg 55 min 01 sec W 409.13 feet to a spike (found); thence N 42 deg 03 min 30 sec W 184.55 feet to a 5/8" iron pin (found); thence N 65 deg 07 min 59 sec W 191.89 feet to a 5/8" iron pin (found); thence S 87 deg 23 min 08 sec W 220.24 feet to a 5/8" iron pin (found) at a corner to said Freeman and also in the line between the Original 70.000 Acres and the Original 63.412 Acres; thence continuing with said line, N 05 deg 17 min 32 sec E 677.83 feet to a 5/8" iron pin (found); thence continuing with two division lines through the Original 63.412 Acres, N 07 deg 55 min 18 sec E 374.63 feet to a 5/8" iron pin (set); thence N 72 deg 31 min 24 sec W 466.79 feet to the beginning, containing 107.117 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record, if any, and also being subject to and included with is the above mentioned Easement to the State of Ohio, previously granted and retained in Deed Book 195, page 229 and also the above mentioned 20 feet wide easement, hereby granted and retained and is to be used by grantors and grantees for ingress and egress to and from State Route No. 125.

Bearings are based upon the S 03 deg 18 min 01 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell,  
Registered Land Surveyor No. 7524, on September 28, 2007 found in File  
No. A-07-177.

Filename: koenig2107182a07177c

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

NOV 20 2007

CONVEYANCE FEE 685.<sup>60</sup>

TRANSFER FEE 1.00

DAVID GIFFORD, ADAMS COUNTY AUDITOR



201000003649  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
11-10-2010 At 01:31 pm.  
DEED 28.00  
OR Book 367 Page 328 - 329

**SHERIFF'S DEED**  
Revised Code § 2329.36

I, KIMMY ROGERS., Sheriff of Adams County, Ohio, pursuant to the Order of Sale entered on July 12, 2010, the Confirmation of Sale entered on October 14, 2010, and in consideration of the sum of \$100,000.00 dollars, the receipt whereof is hereby acknowledged, does hereby GRANT, SELL, AND CONVEY unto THE NATURE CONSERVANCY, all the rights, title and interest of the parties in Court of Common Pleas, Adams County, Ohio, Case No. CVE 2008 0441, FIFTH THIRD BANK V. MICHAEL D. MCGOVNEY, AMY N. MCGOVNEY and THE ESTATE OF RODNEY MCGOVNEY, and all pleadings therein incorporated by reference in and to the following Lands and Tenements situated in the County of Adams, State of Ohio, known and described as follows to-wit:

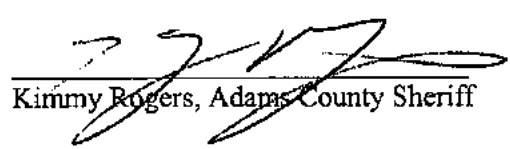
SEE THE ATTACHED EXHIBIT A

This deed does not reflect any restrictions, conditions, or easements of record.

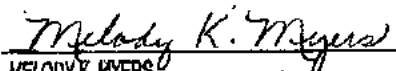
Prior Owner: Michael D. McGovney and Amy N. McGovney  
Parcel No.: 177-00-00-023.000  
Prior Instrument Reference: OR Volume 288, Page 527

Executed this 3rd day of Nov., 2010.

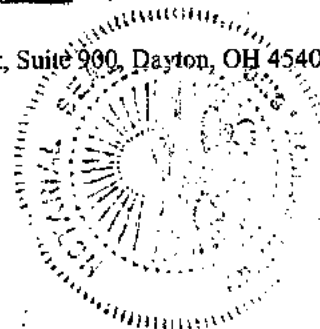
State of Ohio  
County of Adams

  
Kimmy Rogers, Adams County Sheriff

The foregoing was acknowledged before me 3rd day of  
this November, 2010 by Kimmy Rogers, Sheriff of Adams Co., Ohio

  
MELODY K. MYERS Notary  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES Jan. 16, 2013

Instrument prepared by: Statman Harris & Eyrich, LLC, 1 South Main Street, Suite 900, Dayton, OH 45402



APPROVED FOR TRANSFER

Adams County Tax Map Dept.

Date: 11-9-10 By: AS

Par. #: 177-23

ADAMS COUNTY ENGINEER

David C. Hook P.E., P.S.

Description of Real Property

Situated in the Township of Green, County of Adams and State of Ohio

Being situated in Military Survey Nos. 3088, 1312, 15155, and 15156, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Puntenney Road T-178A and at the northeast corner of the original 171.21 acres and in the line of a 65.09 acres of Woodrow W Bentley as recorded in Deed Book 233, Page 70; thence with said centerline for the next seven calls, S 33 deg 57 min E a distance of 162.35 feet to a spike; thence S 37 deg. 16 min E a distance of 200.00 feet to a spike; thence S 32 deg 49 min E a distance of 156.24 feet to a spike; thence S 25 deg 11 min E a distance of 200.00 feet to a spike; thence S 29 deg 06 min E a distance of 279.20 feet to a spike; thence S 39 deg 55 min E a distance of 496.12 feet to a spike; thence S 55 deg 16 min E a distance of 301.65 feet to a spike found in the centerline of said Puntenney Road and a corner to a 1.435 acres of Carol McGovney as recorded in Deed Book 276, Page 625; thence with said McGovney's line, S 45 deg 39 min 00 sec W, passing a 5/8" iron pin set at 20.00 feet, a distance of 126.79 feet to a 5/8" iron pin found at a corner to said McGovney; thence with a division line through the original 171.21 acres, S 70 deg 48 min 40 sec W a distance of 2882.77 feet to a stone found at a corner to a 147.29 acres of said Bentley as recorded in Deed Book 256, Page 43; thence with said Bentley's line for the next two calls, S 49 deg 30 min W a distance of 267.30 feet to a stone; thence N 89 deg 50 min W a distance of 310.20 feet to a stone at a corner to said Bentley and a corner to a 237.288 acres of Paul K and Donna L Richter as recorded in Deed Book 263, Page 27; thence with said Richter's line, N 03 deg 48 min W a distance of 782.05 feet to the end of a stone wall and a corner to said Richter and a corner to the aforementioned 65.09 acres of Bentley; thence with said Bentley's line for the next six calls, N 48 deg 47 min 57 sec E a distance of 1322.37 feet to a stone; thence S 70 deg. 00 min E a distance of 430.18 feet to a stone; thence N 26 deg 35 min W a distance of 978.62 feet to a stone; thence S 78 deg 25 min E a distance of 702.50 feet to a stone; thence S 77 deg 30 min E a distance of 169.95 feet to a stone at the forks of the hollow; thence N 52 deg 15 min E a distance of 164.20 feet to a concrete monument at a corner to said Bentley and a corner to a cemetery; thence with said cemetery for the next three calls, S 48 deg 10 min E a distance of 106.70 feet to a 5/8" iron pin set; thence N 48 deg 40 min 55 sec E a distance of 278.33 feet to a 5/8" iron pin set; thence N 41 deg 45 min W a distance of 106.70 feet to a concrete monument at a corner to said cemetery and a corner to the aforementioned Bentley; thence with said Bentley's line, N 48 deg 30 min E a distance of 176.60 feet to the beginning containing 95.028 acres, more or less and being a part of the original 171.21 acres of the premises transferred to Rodney D and Wilma McGovney as recorded in Deed Book 240, Page 167.

PROPERTY ADDRESS: 585 Puntenney Run Rd, Stout, OH

*Bearings are magnetic and based upon the S 59 deg 20 min E line.*

*A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH on August 1976 and March 11, 1978.*

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

NOV 09 2010

CONVEYANCE FEE \$ 400.00  
TRANSFER FEE 504  
DAVID GIFFORD ADAMS COUNTY AUDITOR

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

Requested By Lrm 06/16/2010

Instrument Book Page  
200600005764 OR 288 527**SURVIVORSHIP DEED****KNOW ALL MEN BY THESE PRESENTS:**

**RODNEY D. McGOVNEY**, a single man of Adams County, Ohio, for valuable consideration paid, grants with general warranty covenants, to **MICHAEL D. McGOVNEY** and **AMY N. McGOVNEY**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 66 McGovney Road, Stout, Ohio 45684, the following real property:

**SEE ATTACHED EXHIBIT A**

  
**RODNEY D. McGOVNEY**

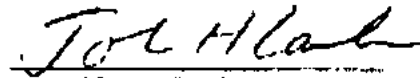
200600005764  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
12-29-2006 At 11:52 am.  
DEED 28.00  
OR Book 288 Page 527 - 528

**STATE OF OHIO, COUNTY OF ADAMS, ss:**

The foregoing instrument was acknowledged before me this 29 day of December, 2006 by, **RODNEY D. McGOVNEY**.



**JOHN N. LAWLER**  
Notary Public, State of Ohio  
My Comm. has no expiration date  
Section 147.03 R.C.

  
Notary Public

Prepared by:  
**JOHN H. LAWLER (0041367)**  
14088 State Route 41  
West Union, Ohio 45693  
(937) 544-8907

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 205.202 G.H.  
EXEMPT

**DEC 29 2006**

CONVEYANCE FEE \_\_\_\_\_  
TRANSFER FEE 20  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Instrument Book Page  
200600005766 OR 288 528**EXHIBIT A**

Description of Tract No. 3 of 95.028 acres to be transferred by Rodney D. and Wilma McGovney along Puntteney Road and adjacent to Woodrow W. Bentley, Carol McGovney and Paul K. Richter.

Being situated in Military Survey Nos. 3088, 1312, 15155, and 15156, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Puntteney Road T-178A and at the northeast corner of the original 171.21 acres and in the line of a 65.09 acres of Woodrow W. Bentley as recorded in Deed Book 233, page 70; thence with said centerline for the next seven calls, S 33 deg 57 min E a distance of 162.35 feet to a spike; thence S 37 deg 16 min E a distance of 200.00 feet to a spike; thence S 32 deg 49 min E a distance of 156.24 feet to a spike; thence S 25 deg 11 min E a distance of 200.00 feet to a spike; thence S 29 deg 06 min E a distance of 279.20 feet to a spike; thence S 39 deg 55 min E a distance of 496.12 feet to a spike; thence S 55 deg 16 min E a distance of 301.65 feet to a spike found in the centerline of said Puntteney Road and a corner to a 1.435 acres of Carol McGovney as recorded in Deed Book 276, page 625; thence with said McGovney's line, S 45 deg 39 min 00 sec W, passing a 5/8" iron pin set at 20.00 feet, a distance of 126.79 feet to a 5/8" iron pin found at a corner to said McGovney; thence with a division line through the original 171.21 acres, S 70 deg 48 min 40 sec W a distance of 2882.77 feet to a stone found at a corner to a 147.29 acres of said Bentley as recorded in Deed Book 256, page 43; thence with said Bentley's line for the next two calls, S 49 deg 30 min W a distance of 267.30 feet to a stone; thence N 89 deg 50 min W a distance of 310.20 feet to a stone at a corner to said Bentley and a corner to a 237.288 acres of Paul K. and Donna L. Richter as recorded in Deed Book 263, page 27; thence with said Richter's line, N 03 deg 48 min W a distance of 782.05 feet to the end of a stone wall and a corner to said Richter and a corner to the aforementioned 65.09 acres of Bentley; thence with said Bentley's line for the next six calls, N 48 deg 47 min 57 sec E a distance of 1322.37 feet to a stone; thence S 70 deg 00 min E a distance of 430.18 feet to a stone; thence N 26 deg 35 min W a distance of 978.62 feet to a stone; thence S 78 deg 25 min E a distance of 702.50 feet to a stone; thence S 77 deg 30 min E a distance of 169.95 feet to a stone at the forks of the hollow; thence N 52 deg 15 min E a distance of 164.20 feet to a concrete monument at a corner to said Bentley and a corner to a cemetery; thence with said cemetery for the next three calls, S 48 deg 10 min E a distance of 106.70 feet to a 5/8" iron pin set; thence N 48 deg 40 min 55 sec E a distance of 278.33 feet to a 5/8" iron pin set; thence N 41 deg 45 min W a distance of 106.70 feet to a concrete monument at a corner to said cemetery and a corner to the aforementioned Bentley; thence with said Bentley's line, N 48 deg 30 min E a distance of 176.60 feet to the beginning CONTAINING 95.028 ACRES, more or less and being a part of the original 171.21 acres of the premises transferred to Rodney D. and Wilma McGovney as recorded in Deed Book 240, page 167 and subject to all legal highways, easements and restrictions.

Bearings are magnetic and based upon the S 59 deg 20 min E line.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on August 1976 and March 11, 1998.

**LAST TRANSFER: VOLUME 239, PAGE 604.**

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 12/29/04 BY DLP  
Page # 177 - 23  
ADAMS COUNTY ENGINEER  
DAVID C. HOOK P.E., P.S.

Instrument      Book Page  
200900004072 DR      349 256

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 919.202 O.R.C.  
EXEMPT

DEC 04 2009

CONVEYANCE FEE 612.00  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

200900004072  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-04-2009 At 11:07 am.  
DEED      44.00  
DR Book      349 Page 256 - 259

Parcel No:      177-00-00-018-000  
File No.:      09Q0134-1

### GENERAL WARRANTY **DEED**

Arthur Dean McGraw and Terrie Blue McGraw, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference:      Official Record 268, Page 748  
Auditor's Parcel No.:      177-00-00-018-000

Executed this 30<sup>th</sup> day of November, 2009.

  
Arthur Dean McGraw

  
Terrie Blue McGraw



STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 30<sup>th</sup> day of November, 2009 by Arthur Dean McGraw and Terrie Blue McGraw, Grantors herein.



  
Notary Public

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\09Q0134-1 Nature Conservancy (McGraw)\deed.doc

**EXHIBIT "A"**

Legal Description  
For File: 09Q0134-1  
Borrower:

Being situated in the Township of Green, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 2022 and 13121, and also being a new survey of the original 121.13 acres, owned by Arthur Dean and Terri Blue McGraw, as recorded in O.R. 268, Page 748 Adams County Deed Records and also being bounded and described as follows:

Beginning at a 5/8" iron pin (set) at a corner to 86.033 acres of Robert and Catherine Shiveley (Deed Book 180, Page 112) and also in the line of the original 92.89 (85.562 acres) of Terry E. Cox and Carl L. Cox (Deed Book 291, Page 350); thence continuing with the line of said Shiveley, S 78° 26' 58" W 636.70 feet to a 5/8" iron pin (set) at a corner to said Shiveley and also in the line of 44.215 acres of Bradley Bilyeu (Deed Book 249, Page 405); thence continuing with the line of said Bilyeu, N 34° 00' 00" W 836.50 feet to a stone (found) at a corner to said Bilyeu and also at a corner to 5.69 acres of Bradley Bilyeu (Deed Book 249, Page 405); thence continuing with the line of the 5.69 acres for one call and also with the line of 13.202 acres of Calvin D. and Mary R. Bilyeu (Deed Book 193, Page 219) for the next three calls, N 57° 07' 09" W 304.64 feet to a 5/8" iron pin (set); thence N 83° 39' 52" W 187.33 feet to a 5/8" iron pin (found); thence continuing with 10.001 acres of Randy D. and Rita Bilyeu (O.R. 101, Page 203) for the next two calls, N 28° 55' 07" W 316.51 feet to a 5/8" iron pin (set); thence N 69° 13' 20" W 105.56 feet to a 5/8" iron pin (set) at a corner to said Bilyeu and also at a corner to 333.05 acres of John Easter, Et.AL (Deed Book 185, Page 333); thence continuing with said Easter's line for the next nine calls, N 35° 00' 00" W 148.50 feet to a 5/8" iron pin (set); thence N 25° 00' 00" W 132.00 feet to a 5/8" iron pin (set); thence N 37° 00' 00" W 237.60 feet to a 5/8" iron pin (set); thence N 68° 55' 55" W 192.06 feet to a stone (found); thence N 29° 30' 00" W 198.00 feet to a 5/8" iron pin (set); thence N 25° 43' 19" E 423.91 feet to a 5/8" iron pin (set); thence N 02° 00' 00" W 330.00 feet to a 5/8" iron pin (set); thence N 10° 00' 00" W 511.50 feet to a 5/8" iron pin (found); thence N 49° 00' 00" E 310.00 feet to a 5/8" iron pin (set) at a corner to said Easter and also in the line of 90 3/4 acres of Tract No. 1 of Rosemary Lacy (O.R. 114, Page 104); thence continuing with the line of said Lacy for the next two calls, S 71° 17' 20" E

1474.68 feet to a 5/8" iron pin (set); thence crossing S 85° 00' 00" E, passing a 5/8" iron pin (set) at 1214.00 feet, a total distance of 1254.00 feet to a 5/8" iron pin (set) at a corner to 3 1/2 acres of the First Tract of James E. Parks (Deed Book 274, Page 773) and also on the east line of Blue Creek Road (C-18 A); thence continuing with said Parks' line for one call and also with the line of 3.39 acres of the Second Tract of James E. Parks (Deed Book 274, Page 773) for one call and also with the line of the aforementioned Cox for the next eight calls and also crossing Blue Creek Road, S 38° 30' 00" W 528.00 feet to a 5/8" iron pin (set); thence S 25° 00' 00" W, passing a spike (set) at 513.48 feet; a total distance of 957.00 feet to a 5/8" iron pin (set); thence S 14° 30' 00" W 82.50 feet to a 5/8" iron pin (set); thence S 16° 00' 00" E 412.50 feet to a 5/8" iron pin (set); thence S 08° 00' 00" W 165.00 feet to a 5/8" iron pin (set); thence S 24° 00' 00" W, passing a spike (set) at 212.29 feet, a total distance of 247.50 feet to a 5/8" iron pin (set); thence S 00° 00' 01" W 115.50 feet to a 5/8" iron pin (set); thence S 25° 00' 00" E 345.86 feet to the beginning, containing 122.229 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record. Bearings are based upon the S 85° 00' 00" E line as recorded in O.R. 268, Page 748.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on October 23, 2006 and found in File No. A-06-273.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

177-00-00-018-000

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date 12-4-09 By AS  
Par. #: 177-18  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.  
*New Survey*

Parcel No: 162-00-00-030-000  
File No.: 07Q0119-1

Instrument 200700003241 OR Book Page 302 113

## GENERAL WARRANTY DEED

Albert Meyer, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, Massachusetts 43215, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 210, Page 653  
Auditor's Parcel No.: 162-00-00-030-000

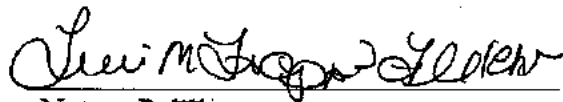
Executed this 24<sup>th</sup> day of July, 2007.



Albert Meyer

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 24<sup>th</sup> day of July, 2007 by Albert Meyer, Grantor herein.



Notary Public



TERI M. HOPPER-FLETCHER  
Notary Public, State of Ohio  
My Commission Expires  
October 24, 2009

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\07Q0119-1 Nature Conservancy-Meyer\deed.doc

200700003241  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
07-26-2007 At 09:11 a.m.  
DEED 36.00  
OR Book 302 Page 113 - 115



# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

APPROVED FOR TRANSFER

TAX MAP DEPARTMENT

DATE 7-26-07 BY RP

Par. # 162-30

ADAMS COUNTY ENGINEER

DAVID C. HOOK P.E., P.S.

203 W. Main Street

West Union, Ohio 45693

937-544-5262

Instrument Book Page  
200700003241 OR 302 114

Albert Meyer  
143.415 Acres

Being situated in the Township of Green, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 3568, 4832, 13431, 13431, 13518, 14178, 14804, and 15794, and also being a new survey of the Original 142.40 Acres, owned by Albert Meyer, as recorded in Deed Book 210, page 653 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Waggoner Riffle Road (C-1 R) and also at a corner to 2.48 acres of Charles Friend (TOD) (O. R. 150, page 462); thence continuing with said Friends' line for the next two calls, N 58 deg 50 min 00 sec E 270.49 feet to a 5/8" iron pin (found); thence N 31 deg 36 min 37 sec W 439.10 feet to a 5/8" iron pin (found) at a corner to said Friend and also in the line of 221.51 acres of The Nature Conservancy (Deed Book 248, page 139); thence continuing with said property line for the next nine calls, N 52 deg 36 min 42 sec E 1234.01 feet to a 5/8" iron pin (set); thence N 18 deg 00 min 00 sec E 495.00 feet to a 5/8" iron pin (set); thence N 10 deg 00 min 00 sec W 214.50 feet to a 5/8" iron pin (set); thence N 25 deg 00 min 00 sec E 1122.00 feet to a 5/8" iron pin (set); thence N 65 deg 00 min 00 sec E 528.00 feet to a 5/8" iron pin (set); thence N 47 deg 00 min 00 sec E 264.00 feet to a 5/8" iron pin (set); thence S 84 deg 00 min 00 sec E 577.50 feet to a 5/8" iron pin (set); thence N 58 deg 00 min 00 sec E 528.00 feet to a 5/8" iron pin (set); thence N 01 deg 00 min 00 sec W 528.00 feet to a 5/8" iron pin (set) at a corner to said The Nature Conservancy and also at a corner to 52.81 acres of The Nature Conservancy (Deed Book 241, page 48) and also at a corner to 11.64 acres of The Nature Conservancy (Deed Book 243, page 585); thence continuing with the line of the 11.64 acres, N 51 deg 00 min 00 sec E 198.00 feet to a 5/8" iron pin (set) at a corner to the said 11.64 acres and also at a corner to the Original 207.87 acres (206.99 acres) of the Cincinnati Museum of Natural History (Deed Book 235, page 397); thence continuing with the line of the said Museum for the next four calls, S 61 deg 12 min 00 sec E 736.90 feet to a 5/8" iron pin (set); thence S 36 deg 30 min 00 sec W 445.50 feet to a 5/8" iron pin (set); thence S 47 deg 00 min 00 sec E 198.00 feet to a 5/8" iron pin (set); thence continuing with the line of 17.70 acres of T-3 of The Nature

Conservancy (O. R. 1, page 100), S 38 deg 02 min 00 sec W 1650.00 feet to a 5/8" iron pin (set) at a corner to the said 17.70 acres and also at a corner to 56.44 acres of T-2 of The Nature Conservancy (O. R. 1, page 100); thence continuing with the line of the 56.44 acres for the next five calls, S 68 deg 00 min 00 sec W 823.40 feet to a 5/8" iron pin (set); thence N 79 deg 31 min 00 sec W 232.10 feet to a 5/8" iron pin (set); thence S 18 deg 05 min 00 sec E 794.00 feet to a 5/8" iron pin (set); thence N 65 deg 07 min 00 sec E 152.20 feet to a 5/8" iron pin (set); thence S 17 deg 46 min 31 sec E 418.83 feet to a 5/8" iron pin (found) at a corner to the said 56.44 acres and also at a corner to 48.851 acres of Herbert A. and Della M. Petticrew (O. R. 204, page 65); thence continuing with said Petticrews' line, S 54 deg 52 min 25 sec W 1463.46 feet to a spike (found) at the intersection of the centerlines of the aforementioned Waggoner Riffle Road and also Abner Hollow Road (T-177 B) and also at a corner to said Petticrew; thence continuing along said Waggoner Riffle Road, S 81 deg 55 min 25 sec W 490.75 feet to a spike (set) in the centerline of said Waggoner Riffle Road; thence continuing with said centerline for the next nine calls, S 70 deg 33 min 41 sec W 96.18 feet to a spike (set); thence S 71 deg 37 min 07 sec W 142.56 feet to a spike (set); thence S 74 deg 56 min 34 sec W 64.39 feet to a spike (set); thence N 89 deg 58 min 03 sec W 69.43 feet to a spike (set); thence N 76 deg 36 min 22 sec W 84.00 feet to a spike (set); thence N 64 deg 53 min 20 sec W 82.58 feet to a spike (set); thence N 54 deg 22 min 27 sec W 161.35 feet to a spike (set); thence N 47 deg 04 min 03 sec W 91.31 feet to a spike (set); thence N 36 deg 37 min 31 sec W 75.09 feet to the beginning, containing 143.415 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record, if any. Bearings are based upon the S 18 deg 05 min 00 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on June 12, 2007 and found in File No. A-07-107.

Filename: meyers143415a07107c

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JUL 26 2007

CONVEYANCE FEE 1176.00  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR



2356

# WARRANTY DEED

LONNIE GENE MOORE AND RUTH ANN MOORE, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, whose tax mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the following **REAL**

## PROPERTY:

Situate in the Township of Tiffin County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 933 and 2470 and also being part of an original 152.430 acre tract conveyed to Lonnie Gene and Ruth Ann Moore as recorded in OR Vol 12, page 237, Adams County Deed Records, and being bounded and described as follows:

**BEGINNING** at a 5/8 inch rebar (set) in the line of blanche Grooms (Vol 164, page 137, and Vol 257, page 117, Third Tract, ACDR), said rebar also being a corner of George F. Rhonemus (Vol 266 Page 771 and Volume 310 page 465 ACDR), said rebar also being the northernmost corner of the tract of which this is a part, thence with said Blanche Grooms S 19 deg 49 min 03 sec W 1208.14 feet to a 5/8 inch rebar (set), said rebar being a corner of Helen C. Black (Vol 210, page 456 ACDR); thence with said Helen C. Black S 79 deg 14 min 15 sec E 1220.11 feet to a 5/8 inch rebar (found); thence continuing with said Helen C. Black S 9 deg 01 min 22 sec W 324.50 feet to a 5/8 inch rebar (set); thence with five new division lines through the tract of which this is a part, thence N 51 deg 13 min 36 sec E 225.57 feet to a 5/8 inch rebar (set); thence N 51 deg 12 min 00 sec E 197.82 feet to a 5/8 inch rebar (set); thence N 58 deg 10 min 30 sec E 207.63 feet to a 5/8 inch rebar (set); thence N 69 deg 54 min 30 sec E 160.99 feet to a 5/8 inch rebar (set); thence S 44 deg 14 min 32 sec E 231.66 feet to a stone (found), said stone being a corner of said George F. Rhonemus; thence with said George F. Rhonemus for the next five calls N 31 deg 09 min 39 sec E 398.07 feet to a 5/8 inch rebar (set); thence N 21 deg 42 min 26 sec W 352.32 feet to a stone (found); thence N 58 deg 05 min 09 sec W 1100.11 feet to a 5/8 inch rebar (set); thence S 78 deg 36 min 47 sec W 181.50 feet to a 5/8 inch rebar (set); thence N 68 deg 19 min 46 sec W 561.00 feet to the place of beginning **CONTAINING 45.243 ACRES**, more or less and being subject to all legal rights of way and easements of record.

Bearings are based on those by G. H. Wallingford surveying for James W. and Alice Grant dated August 30, 1995. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, on January 30, 1996.

Situate in the Township of Tiffin, County of Adams, State of Ohio, being part of Virginia Military Survey Number 2470 and also being a 50.00 foot wide easement for ingress, egress and utility placement through a 152.430 acre tract conveyed to Lonnie Gene and Ruth Ann Moore as recorded in OR Volume 12, page 237 Adams County Deed Records, the centerline of said easement being bounded and described as follows:

**BEGINNING** at a spike (set) in the centerline of Satterfield Road (T-73), said spike being the corner of George F. Rhonemus (Vol 266 Page 771 and Vol 310, page 465 ACDR), thence with the centerline of said 50.00 foot wide easement for the next sixteen calls S 59 deg 55 min 50 sec W 273.37 feet to a spike (set); thence N 36 deg 46 min 20

024 889



024 890

sec W 245.60 feet to a spike (set); thence S 89 deg 34 min 30 sec W 131.61 feet to a spike (set); thence N 66 deg 45 min 50 sec W 188.65 feet to a spike (set); thence S 63 deg 02 min 20 sec W 388.05 feet to a spike (set); thence N 50 deg 59 min 20 sec W 174.55 feet to a spike (set); thence N 19 deg 45 min 20 sec W 74.56 feet to a spike (set); thence N 13 deg 11 min 00 sec E 69.25 feet to a spike (set); thence N 31 deg 21 min 40 sec E 166.59 feet to a spike (set); thence N 11 deg 12 min 10 sec E 89.21 feet to a spike (set); thence N 33 deg 17 min 30 sec E 66.39 feet to a spike (set); thence N 17 deg 03 min 10 sec E 64.57 feet to a spike (set); thence N 51 deg 55 min 40 sec E 113.87 feet to a spike (set); thence N 42 deg 28 min 30 sec E 220.46 feet to a spike (set); thence N 42 deg 16 min 40 sec E 198.48 feet to a spike (set); thence N 48 deg 11 min 00 sec E 213.78 feet to a spike (set), said spike being the point of termination of the centerline of said 50.00 foot wide easement also hereby conveyed.

Bearings are based on those used by G.H. Wallingford surveying for James W and Alice Grant dated August 30, 1995. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, on February 23, 1996.

9604lm-nc

ACCEPTABLE FOR TRANSFER

D cell-1 4-1-96  
# 133 P/O 021

Prior Instrument Reference: Vol. 12, page 237, of the Deed Records of Adams County, Ohio.

Lonnie Gene Moore and Ruth Ann Moore, the Grantor(s), release all rights of dower therein. Witness their hand(s) this 6th day of June, 1996.

Signed and acknowledged in the presence of:

DAVID D. WILSON

LONNIE GENE MOORE

*David D. Wilson*  
LINDA GLASGOW

*Ruth Ann Moore*  
RUTH ANN MOORE

STATE OF OHIO COUNTY OF ADAMS SS:

**BE IT REMEMBERED**, That on this 6th day of June, 1996, before me, the subscriber, a notary public in and for said state, personally came Lonnie Gene Moore and Ruth Ann Moore, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

Prepared by:

ALAN W. FOSTER  
Attorney at Law  
228 N. Market Street  
West Union, OH 45693

*David Wilson*

DAVID D. WILSON  
Notary Public, State of Ohio  
Life Commission



ADAMS CO. RECORDER  
MARK A. TOLLE

JUN - 6 1996  
9:55 AM

Vol 34 p 889 pg 142

JUN 06 1996

CONVEYANCE FEE: 38.70

CARROLL E. HEWMAN  
ADAMS COUNTY AUDITOR

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT



Feet

307 218

1379

# WARRANTY DEED

LONNIE G. MOORE AND RUTH ANN MOORE, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY, a non profit corporation under the laws of the District of Columbia,** 1815 North Lynn Street, Arlington, Virginia 22209, whose tax mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the following **REAL PROPERTY:**

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 724 and 14141, and also being part of the premises conveyed to Lonnie G. and Ruth Ann Moore as recorded in Volume 304, Page 191, Adams County Deed Records, and being bounded and described as follows:

**BEGINNING** at a reference spike (found) in the centerline of SR No 348, said spike being a corner of Cline and Glessie Burke (Vol 178, Page 480 ACDR), said spike also being the point of beginning of the centerline of a 50 foot wide easement also hereby conveyed, thence leaving said State Route No 348 and with the centerline of said 50 foot wide easement also hereby conveyed for the next five calls S 15 deg 17 min 11 sec W 653.79 feet to a spike (set), said spike being the **True Point of Beginning** of the tract hereby conveyed; thence S 15 deg 17 min 11 sec W 237.68 feet to a spike (found); thence S 22 deg 02 min 49 sec E 660.00 feet to a spike (set); thence S 56 deg 06 min 49 sec E 157.40 feet to a spike (set); thence N 83 deg 37 min 11 sec E passing the point of termination of the centerline of said 50 foot wide easement also hereby conveyed at 185.00 feet, a total distance of 313.50 feet to a rebar (set), said rebar being a corner of Judith R. Bowman, etal (Vol 253, page 467, ACDR) and William K. and Marilyn F. Sefton (Vol 229, Page 526 ACDR ); thence with said William K and Marilyn F Sefton S 27 deg 54 min 56 sec E 1025.72 feet to a rebar (set) in the line of Rick A and Carol A McCoy (Vol 282, page 176 ACDR); thence with said Rick A and Carol A. McCoy N 77 deg 47 min 11 sec E 841.50 feet to a rebar (set), said rebar being a corner of Cedar Mills Christian Ranch (Vol 207, Page 57 ACDR); thence with said Cedar Mills Christian Ranch and also with Robert C and Deborah L. Grimes (Vol 210, page 239 ACDR), N 11 deg 42 min 24 sec E 517.57 feet to a rebar (set); thence with two new division lines through the tract of which this is a part N 42 deg 59 min 08 sec W 1151.84 feet to a rebar (set); thence N 77 deg 40 min 56 sec W 1279.08 feet to the **True Point of Beginning CONTAINING 46.084 ACRES**, more or less and being subject to all legal rights of way and easements of record.

Also hereby conveyed is the above described 50.00 foot wide easement for ingress and egress and utility placement to the above described tract.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, November 1993.

94-18 LGM-NC

Prior Instrument Reference: Vol. 304, page 191, of the Deed Records of Adams County, Ohio.

ACCEPTABLE FOR TRANSFER

*Handwritten signature* 5/25/94

# 122-9

RECEIVED Nov 18 1994







0991

038 306

# Know All Men by These Presents:

**That**<sup>(1)</sup> LONNIE G. MOORE  
& RUTH ANN MOORE  
Husband and Wife

of Adams County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them *paid by* THE NATURE CONSERVANCY, A non-profit corporation  
of the District of Columbia

whose tax mailing address is: Ohio Field Office, 6375 Riverside Drive,  
Suite 50, Dublin, OH 43017

and whose address is (Principal Office) 1815 North Lynn Street  
Arlington, Virginia 22209

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**

**and Convey** to the said THE NATURE CONSERVANCY, A non-profit corporation  
of the District of Columbia

it's successors ~~heirs~~ and assigns forever,

the following described **Real Estate**:<sup>(2)</sup>

Situate in the Township of Brush Creek, County of Adams, State of  
Ohio, being part of OSU Lot 23, said tract being part of an original  
29.27 acres owned by Lonnie G. Moore Et. Ux. (O.R. 029, page 533)  
and being bounded and described as follows:

Beginning at a reference rebar (found) in the center of an existing  
50 feet wide Easement to State Route 348, said rebar being a corner  
to Judith R. Bowman Et Al (Vol. 253, page 467), said rebar also  
being in the center of Old Howland Hill Road; thence with the  
center of said road, S. 87-01-20 E. 106.76 feet to a spike (set);  
thence leaving said road with the center of a small gravel road for  
(4) four calls S 62-38-53 E. 57.08 feet to a spike (set);  
thence S. 12-14-53 E. 54.09 feet to a spike (set);  
thence S 29-41-01 W. 47.60 feet to a spike (set);  
thence S. 79-39-54 W. 97.71 feet to a spike (set);  
thence leaving said road S 27-46-34 E. 34.21 feet to a rebar (set),  
said rebar being the TRUE POINT OF BEGINNING of the tract  
hereby conveyed; thence with (2) two new division lines  
S 33-10-44 W. 672.47 feet to a rebar (set); thence S 66-06-48 W.  
415.65 feet to a rebar (set) in the line of said Bowman;  
thence with said Bowman's line S 34-06-33 E. 725.12 feet to a  
rebar (set), said rebar being a corner to Rick A. McCoy Et Al.  
(Vol. 282, page 176); thence with said McCoy's line N 47-  
54-13 E. 795.13 feet to a stone (found); thence N 77-27-26 E.  
157.72 feet to a rebar (found); thence with another new division  
line N 27-46-34 W. 736.28 feet to the beginning,  
CONTAINING 15.261 ACRES more or less.

The bearings are based upon the N 15-30-00 E. line. The  
above survey was performed under the supervision of Ty R.  
Pell Registered Land Surveyor 7524 in November, 1996.

Approved for filing  
Adams County Engineer

RECEIVED MAY 22 1998

MAR 11 1997

122-P/10  
J. B. Burt

and all the **Estate, Title and Interest** of the said grantor s  
LONNIE G. MOORE & RUTH ANN MOORE

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said  
THE NATURE CONSERVANCY, A non-profit corporation  
of the District of Columbia

it's successors ~~heirs~~ and assigns forever.

**And the said**

LONNIE G. MOORE & RUTH ANN MOORE

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said

THE NATURE CONSERVANCY, A non-profit corporation  
of the District of Columbia

that they are the true and lawful owner s of the said premises,  
and ha ve full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That they do Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.



In Witness Whereof, the said

038 308

LONNIE G. MOORE & RUTH ANN MOORE

who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set their hands this  
13<sup>th</sup> day of March 1997.

Signed and acknowledged in presence of:

Linda Glasgow

LINDA GLASGOW

CCCLL

DAVID D. WILSON, JR.

Lonnie G. Moore

LONNIE G. MOORE

Ruth Ann Moore

RUTH ANN MOORE

State of OHIO

County of

ADAMS ss.

Be it Remembered, That on this 13<sup>th</sup> day  
of March, 1997,

Notary Public

before me, the subscriber, a  
in and for said state, personally came

LONNIE G. MOORE & RUTH ANN MOORE

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

MAR 13 1997

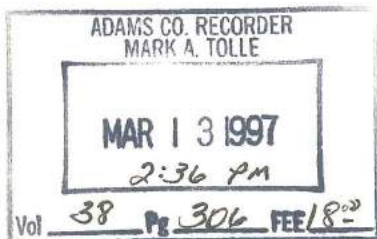
CONVEYANCE FEE

13.60

TRANSFER FEE

504

CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR



In Testimony Whereof, I have hereunto subscribed  
my name and affixed my Notary seal  
on the day and year last aforesaid.



DAVID D. WILSON, JR.  
Notary Public, State of Ohio  
My Commission Expires 2-18-98

CCCLL

This instrument was prepared by WILSON LAW OFFICE  
108 E. Mulberry Street  
West Union, OH 45693/ldg

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

RECEIVED MAY 22 1998

RECEIVED MAY 22 1998

# Warranty Deed

---

## FROM

LONNIE G. MOORE  
& RUTH ANN MOORE  
1649 Spurgeon Hill Road  
West Union, OH 45693

## TO

THE NATURE CONSERVANCY, A non-profit corporation  
of the District of Columbia  
Ohio Field Office  
1815 North Lynn Street  
Arlington, Virginia 22209

---

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 318.202 O.R.C.  
EXEMPT \_\_\_\_\_

DEC 04 2009

CONVEYANCE FEE 228.00  
TRANSFER FEE 50¢  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

200900004073  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-04-2009 At 11:08 am.  
DEED      44.00  
DR Book      349 Page 260 - 263

Parcel No.: 550-020164-00-00-017.001  
File No.: 09Q0133-1

### GENERAL WARRANTY DEED

National Bank of Adams County, a national banking corporation, organized and existing under the laws of the United States of America, for valuable consideration paid, grants, with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following **REAL PROPERTY**: Situated in the County of Adams, in the State of Ohio and in the Township of Jefferson, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE  
A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference:      Official Record 327, Page 875  
Auditor's Parcel No.:      164-00-00-017.001

Executed this 30<sup>th</sup> day of November, 2009 by Christopher Harover, the Executive Vice-President of National Bank of Adams County, a national banking corporation, as duly authorized by resolution.

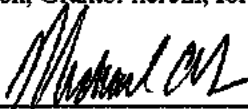
National Bank of Adams County,  
a national banking corporation

By:   
Christopher Harover  
Its: Executive Vice-President

Contains  
legal  
description

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public in and for said county and state this 30th day of November, 2009 by Christopher Harover, the Executive Vice-President, of National Bank of Adams County, a national banking corporation, Grantor herein, for and on behalf of National Bank of Adams County.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
Commission has no expiration  
Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\09Q0133-1 Nature Conservancy\deed.doc

EXHIBIT "A"

Legal Description  
For File: 09Q0133-1

*New Survey*  
APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 12-4-09 By: AS  
Pat. #: 164-17.001  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

Being situated in the Township of Jefferson, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey No. 14354, and also being a new survey of the remaining acreage, as recorded in O.R. 327, Page 875 Adams County Deed Records, as owned by the National Bank of Adams County, as and also being bounded and described as follows:

Beginning at a 5/8" rebar (found) at a corner to 42475 acres of Countrytyme, Grove City, Ltd., (O.R. 322, Page 510) and also at a corner to original 3 3/8 acres, T-3 of James Ernest Bingham, Sr. (O.R. 271, Page 291); and also along the west side of Reel Ridge (289) and also at a corner to 82.690 acres of William J. Hull and Mary Sander Hull (Deed Book 295, Page 629); thence continuing with the line of the Countrytyme Grove City, Ltd. for the next two calls, N 77° 53' 55" W 844.10 feet to a 5/8" rebar (found); thence N 81° 34' 51" W 981.64 feet to a 5/8" rebar (found) at a corner to said Countrytyme Grove City, Ltd., and also at a corner to 101.513 acres of James A, Fenstermaker (O.R. 313, Page 514); thence continuing with the line of said Fenstermaker, N 23° 44' 18" W 1139.85 feet to a 5/8" rebar (set) in the line of said Fenstermaker and also in the westerly line of the original 97 3/4 acres and also at a corner to Herman and Amy E. Horsley (10.00 acres) (O.R. 079, Page 680 and O.R. 142, Page 284); thence continuing with the line of said Horsley, N 42° 33' 12" E 874.25 feet to a 5/8" rebar (set) at a corner to said Horsley and also in the northeasterly line of the original 97 3/4 acres and also in the line of original 61 acres, 3 rods, and 18 poles, T-1 of James Ernest Bingham, Sr., (O.R. 271, Page 291); thence continuing with the line of said Bingham, S 68° 23' 55" E 1146.90 feet to a 5/8" rebar (set) in the line of said Bingham and also at a corner to the original 11.62 acres, T-2 of James Ernest Bingham, Sr. (O.R. 271, Page 291); thence continuing with the line of said Bingham (T-2) for the next four calls, S 32° 51' 07" E 200.14 feet to a 5/8" rebar (found); thence S 37° 10' 16" W 278.36 feet to a 5/8" rebar (set); thence S 34° 49' 16" E 478.50 feet to a 5/8" rebar (set); thence N 75° 24' 27" E 790.55 feet to a 5/8" rebar (set) at a corner to said Bingham and also in the line of the aforementioned Bingham (T-3); thence continuing with the line of said Bingham (T-3), S 20° 36' 05" W 1071.67 feet to the beginning, containing 67.266 acres, more or less, and also being subject to all legal right

of ways, easements and restrictions of record.

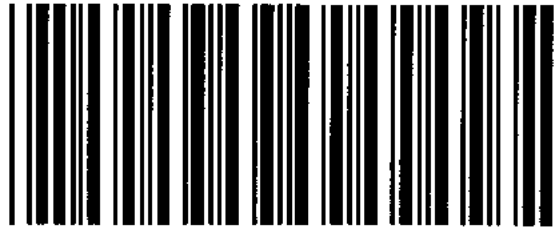
Bearings are based upon the N 77° 53' 55" W line as recorded in O.R. 322, page 510.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on November 5, 2008 and found in File No. 08-106.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

164-00-00-017-001





\* 9 9 9 9 9 9 \*

# 145

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Pell

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 0-16-10 By: AS  
Par. #: 107-10 + 10, 8th  
ADAMS COUNTY ENGINEER  
David C. Hock P.E., P.S.

Instrument Book Page  
201000001969 OR 359 391

201000001969  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-16-2010 At 02:36 pm.  
DEED 44.00  
OR Book 359 Page 391 394

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS

**That,** American Savings Bank, fsb, a Corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to its full satisfaction of Ty R. Pell, the Grantee, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, his heirs and assigns, the following described premises, situated in the Township of Brush Creek, County of Scioto, and State of Ohio:

Situate in the County of Adams, in the State of Ohio in the Township of Brush Creek, and bounded and described as follows:

Being situated in Military Survey No. 2018, beginning at a reference point at a spike at the intersection of the centerline of Fawcett Cedar Mills Road and an existing 30 feet wide right of way easement; thence with a centerline of said right of way for the next nine calls S 57 deg. 03 min. W a distance of 44.28 feet to a spike; thence S 32 deg. 19 min. W a distance of 84.70 feet to a spike; thence S 65 deg. 06 min. W a distance of 31.45 feet to a spike; thence S 83 deg. 47 min. W a distance of 64.87 feet to a spike; thence S 59 deg. 52 min. W a distance of 125.00 feet to a spike at the point of intersection of the

centerlines; thence N 80 deg. 14 min. W a distance of 209.87 feet to a spike at the point of intersection of the centerlines; thence S 15 deg. 07 min. W a distance of 144.90 feet to a spike; thence S 10 deg. 13 min. W a distance of 144.25 feet to a spike; thence S 36 deg. 41 min. W a distance of 33.62 feet to a spike in said centerline; thence with said centerline for the next four calls, S 79 deg. 17 min. W a distance of 42.80 feet to a spike; thence N 71 deg. 45 min. W a distance of 75.00 feet to a spike; thence N 85 deg. 39 min. W a distance of 50.00 feet to a spike; thence N 87 deg. 10 min. W a distance of 10.25 feet to a spike in said centerline and in the south line of  $\frac{1}{2}$  acre of Harold Bennett and being the real point of beginning; thence with two lines of said Bennett, S 76 deg. 25 min. E a distance of 173.04 feet to an iron pin south of the aforementioned right of way; thence S 14 deg. 01 min. W a distance of 1389.40 feet to an iron pin; corner of Thomas Bennington; thence with said Bennington's line, S 12 deg. 32 min. W a distance of 200.56 feet to an iron pin; thence N 76 deg. 12 min. W a distance of 1515.04 feet to a post; thence with seven division line through the original tract, N 12 deg. 44 min. E a distance of 465.95 feet to an iron pin; thence N 76 deg. 51 min. E a distance of 366.29 feet to an iron pin; thence N 40 deg. 30 min. E a distance of 95.14 feet to an iron pin; thence N 9 deg. 21 min. W a distance of 41.05 feet to an iron pin; thence N 36 deg. 08 min. W a distance of 50.77 feet to an iron pin; thence N 5 deg. 06 min. E a distance of 90.45 feet to an iron pin; thence S 86 deg. 52 min. E a distance of 160.76 feet to a spike in the centerline of the aforementioned 30 feet wide right of way; thence with said centerline for the next nine calls, N 76 deg. 36 min. E a distance of 299.50 feet to a spike; thence N 67 deg. 21 min. E a distance of 90 feet to a spike; thence N 43 deg. 25 min. E a distance of 50.00 feet to a spike; thence N 32 deg. 20 min. E a distance of 115.00 feet to a spike at the intersection of the centerline of another right of way; thence N 74 deg. 27 min. E a distance of 110.00 feet to a spike; thence N 61 deg. 56 min. E a distance of 200.00 feet to a spike; thence N 54 deg. 15 min. E a distance of 179.68 feet to a spike; thence N 87 deg. 33 min. E a distance of 110.00 feet to a spike; thence S 87 deg. 10 min. E a distance of 89.75 feet to the beginning, containing 39.00 acres, more or less, being a part of the original 100 acres of premises transferred to Frances Ashley, et al. in Volume 229, Page 27 and Volume 229, Page 92 and subject to all legal highways and easements and included with and subject to is the above first mentioned 30 feet wide right of way from Fawcett Cedar Mills Road along the described centerline and being 15 feet to the right and left of said centerline, and is to be used by grantor and grantee as ingress and egress.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in August, 1977.

**TY R. PELL & ASSOCIATES**  
**PROFESSIONAL SURVEYORS**  
**115 EAST MAIN STREET**

**WEST UNION, OHIO 45693**

**PHONE: 937-544-5262 FAX: 937-544-2779**

TO: Terry Sessler (TNC)

FAX  
NO. 614-717-2770

NO. OF PAGES: 3  
(INCLUDING COVER PAGE)

SUBJECT: 39<sup>th</sup> Acres Cedar Mills

DATE SENT: 6-16-10

MEMO: New Dred Recorded today to Ty Pell

DHALL10-No Date Time.

TY R. PELL  
PART OF 30' WIDE EASEMENT FOR TERMINATION

BEING SITUATED IN THE TOWNSHIP OF BRUSH CREEK, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 2018 & BEING A TERMINATION OF PART OF AN EXISTING 30' WIDE EASEMENT, IN O.R.359 PG.391 OWNED BY TY R. PELL AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A REFERENCE SPIKE FOUND IN THE INTERSECTION OF CEDAR MILLS ROAD C-6 AND COURTNEY ROAD T-144; THENCE S 15°51'09" E A DISTANCE OF 435.92' TO A SPIKE FOUND BEING A CORNER TO ORIGINAL 5.73 ACRES OWNED BY LAWRENCE D. BENNETT IN D.B.272 PG.342; THENCE WITH SAID CEDAR MILLS ROAD S 15°17'32" E A DISTANCE OF 31.57' TO A SPIKE FOUND; THENCE S 18°14'39" E A DISTANCE OF 12.75' TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 57°03'00" W A DISTANCE OF 56.90' TO A POINT; THENCE S 32°19'00" W A DISTANCE OF 84.70' TO A POINT; THENCE S 65°06'00" W A DISTANCE OF 31.45' TO A POINT; THENCE S 83°47'00" W A DISTANCE OF 64.87' TO A POINT; THENCE S 59°52'00" W A DISTANCE OF 125.00' TO A POINT; THENCE N 80°14'00" W A DISTANCE OF 209.87' TO A POINT; THENCE S 15°07'00" W A DISTANCE OF 144.90' TO A POINT; THENCE S 10°13'00" W A DISTANCE OF 144.25' TO A POINT; THENCE S 36°41'00" W A DISTANCE OF 22.36' TO A POINT, WHICH IS THE TRUE POINT OF TERMINATION OF EXISTING 30' WIDE EASEMENT WHICH IS RECORDED IN O.R.359 PG.391.

BEARINGS ARE BASED UPON THE N14DEG 01'00"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 20, 2010 AS FOUND IN FILE NO. 10-115.

DHALL102-No Date Time

LAWRENCE BENNETT ET.AL.  
NEW 20' WIDE EASEMENT

BEING SITUATED IN THE TOWNSHIP OF BRUSH CREEK, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 2018 & BEING A NEW 20' WIDE EASEMENT, OWNED BY ORIGINAL 5.73 ACRES, IN D.B.272 PG.342 BY LAWRENCE D. BENNETT, ORIGINAL 49.128 ACRES, D.B.270 PG.747 BY DEAN C. HALL, ET.AL., 0.456 ACRES & 1.545 ACRES, O.R.164 PG.527 BY AMY HALL AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A REFERENCE SPIKE FOUND IN THE INTERSECTION OF CEDAR MILLS ROAD C-6 AND COURTNEY ROAD T-144; THENCE S 15°51'09" E A DISTANCE OF 435.92' TO A SPIKE FOUND BEING A CORNER TO ORIGINAL 5.73 ACRES OWNED BY LAWRENCE D. BENNETT IN D.B.272 PG.342; THENCE WITH SAID CEDAR MILLS ROAD S 15°17'32" E A DISTANCE OF 31.57' TO A SPIKE FOUND; THENCE S 18°14'39" E A DISTANCE OF 12.75' TO A POINT; THENCE S 18°14'39" E A DISTANCE OF 146.78' TO A SPIKE FOUND; THENCE S 29°39'47" E A DISTANCE OF 124.04' TO A SPIKE FOUND; THENCE S 34°42'07" E A DISTANCE OF 66.26' TO A SPIKE FOUND BEING A CORNER TO SAID LAWRENCE D. BENNETT & 0.456 ACRES OWNED BY AMY HALL IN O.R.164 PG.527; THENCE WITH A NEW 20' WIDE EASEMENT HEREBY GRANTED AND RETAINED S 74°15'06" W A DISTANCE OF 211.76' TO A SPIKE FOUND; THENCE S 77°43'44" W A DISTANCE OF 59.32' TO A SPIKE FOUND BEING A CORNER TO 1.545 ACRES OWNED BY AMY HALL IN O.R.164 PG.527 & ORIGINAL 49.128 ACRES OWNED BY DEAN C. HALL, ET.AL. IN D.B.270 PG.747; THENCE WITH SAID HALL AND SAID BENNETT S 77°43'44" W A DISTANCE OF 275.12' TO A SPIKE FOUND; THENCE S 84°12'13" W A DISTANCE OF 193.15' TO A POINT IN THE CENTERLINE OF EXISTING 30' WIDE EASEMENT AS RECORDED IN O.R.359 PG.391..

BEARINGS ARE BASED UPON THE N14DEG 01'00"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 20, 2010 AS FOUND IN FILE NO. 10-115.





# Know All Men by These Presents:

3 5 6 1

**That**<sup>(1)</sup>  
GEORGE F. RHONEMUS  
A Married Man

of Adams

County, Ohio,

in consideration of One dollar and other good and valuable considerations

to him paid by

THE NATURE CONSERVANCY, A non-profit  
corporation of the DISTRICT OF COLUMBIA  
with its principal office at 1815 Lynn Street, Arlington, VA 22209  
whose address is (tax mailing) 6375 Riverside Drive, Suite 50,  
Dublin, OH 43017  
the receipt whereof is hereby acknowledged, do es hereby Grant, Bargain, Sell

and Convey to the said

THE NATURE CONSERVANCY, A non-profit  
corporation of the DISTRICT OF COLUMBIA

it's successors

heirs and assigns forever,

the following described Real Estate:<sup>(2)</sup>

Description of the 40.692 acres to be transferred by George F.  
Rhonemus off of Satterfield Road and adjacent to the property of  
the Nature Conservancy, Blanche Grooms, Marjorie Hook and  
Roby Vogler.

Being situated in Military Survey Nos. 933 and 2470, in the Township  
of Tiffin, in the County of Adams, in the State of Ohio, and bounded  
ad described as follows:

Beginning at a 5/8" iron pin found and a corner to a 45.243 acres of  
the property of the Nature Conservancy as recorded in O.R. 24, page  
890 and in the line of a 40 acres of Blanche Grooms as recorded in  
Volume 164, page 137 and Volume 257, page 117 and a corner of the  
original 105.3 acres; thence with said Grooms' line, N. 20 deg. 00 min.  
46 sec. E. a distance of 950.38 feet to a 5/8" iron pin set in the line  
of a 50 acres of Marjorie Hook as recorded in Volume 252, page 64;  
thence with said Hook's line, S. 81 deg. 07 min. 09 sec. E. a distance of  
910.69 feet to a 5/8" iron pin set and a corner to a 83.954 acres of  
Roby Vogler as recorded in Volume 204, page 107; thence with said  
Vogler's line, S. 35 deg. 08 min. 38 sec. E. a distance of 696.31 feet to  
a 5/8" iron pin found and a corner to a 101.59 acres of Marjorie  
Hook as recorded in Volume 252, page 64; thence with said Hook's  
line, S. 33 deg. 20 min. 11 sec. E. a distance of 727.82 feet to a 5/8"  
iron pin set in said Hook's line; thence with a division line through  
the original 105.3 acres, S. 50 deg. 21 min. 01 sec. W. a distance of  
510.80 feet to a 8" x 12" stone found and a corner of the 45.243  
acres of the aforementioned Nature Conservancy; thence with three  
lines of said Nature Conservancy, N. 58 deg. 05 min. 09 sec. W. a distance  
of 1099.34 feet to a 5/8" iron pin found; thence S. 78 deg. 29 min. 00  
sec. W. a distance of 181.32 feet to a 5/8" iron pin found; thence N. 68  
deg. 27 min. 00 sec. W. a distance of 560.89 feet to the beginning,  
CONTAINING 40.692 ACRES, more or less, being a part of the original  
105.3 acres of the premises transferred to George F. Rhonemus as  
recorded in Volume 266, page 77 and Volume 310, page 465 and subject  
to all legal highways, easements and restrictions. Bearings are  
magnetic and based upon the N. 58 deg. 05 min. 09 sec. W. line along the  
property of the Nature Conservancy as recorded in O.R. 24, page 890.

RECEIVED APR 28 1987 028 679



028 680  
A survey of this property was made by Robert E. Satterfield,  
Surveyor No. 4238, West Union, Ohio on July 10, 1996.

Approved For Transfer  
Robert E. Satterfield  
Adams County Engineer  
R. Satterfield

133-0000-060 020

AUG 22 1996

TRANSEFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

AUG 22 1996

CONVEYANCE FEE: 34.60  
TRANSFER FEE: 50¢  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

and all the **Estate, Title and Interest** of the said grantor  
GEORGE F. RHONEMUS

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, A non-profit  
corporation of the DISTRICT OF COLUMBIA

it's successors ~~XXXX~~ and assigns forever.

**And the said**  
GEORGE F. RHONEMUS

for himself and his heirs, executors and administrators,  
do es hereby **Covenant** with the said

THE NATURE CONSERVANCY, A non-profit  
corporation of the DISTRICT OF COLUMBIA

it's successors heirs and assigns,  
that he is the true and lawful owner of the said premises,  
and has full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That he does Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.

**In Witness Whereof, the said**

GEORGE F. RHONEMUS  
& MARY RHONEMUS, his wife

who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set their hands this


22 day of Aug 19 96.

Signed and acknowledged in presence of:

  
DAVID D. WILSON

  
GEORGE F. RHONEMUS

  
LINDA GLASGOW

  
MARY RHONEMUS  
his wife

State of OHIO County of ADAMS ss.

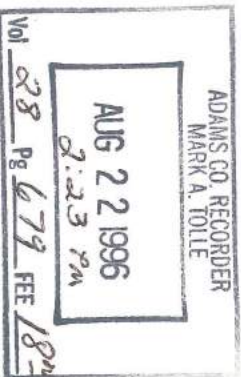
Be it Remembered, That on this 22 day of Aug, 19 96,

Notary Public

GEORGE F. RHONEMUS  
and MARY RHONEMUS, his wife

before me, the subscriber, a  
in and for said state, personally came

the grantor s in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.



**In Testimony Whereof, I have hereunto subscribed**

my name and affixed my seal  
on the day and year last aforesaid.



DAVID D. WILSON  
Notary Public, State of Ohio  
My Commission Has No Expiration



This instrument was prepared by WILSON, WILSON & WILSON, Attorneys at Law  
108 E. Mulberry Street, West Union, OH 45693/ldg

028 681

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

**Warranty Deed**

*FROM*

GEORGE F. RHONEMUS

*TO*

THE NATURE CONSERVANCY,  
A non-profit  
corporation of the DISTRICT  
OF COLUMBIA





GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

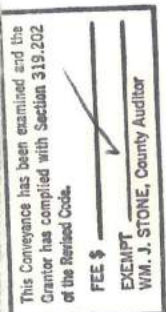
DEC 2 1986

That Louise B. Rowe, whose husband's name is Stanley M. #21225

Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY its successors and assigns forever, the following described Real Estate:

Being situated in Military Survey Nos. 2188 and 2763, in the Township of Tiffin, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at an iron pin set on the west side of Rowe Road and a corner to a 81.343 acres of Louise B. Rowe as recorded in Volume 193, page 474 and a corner of the original 685.73 acres; thence with said Rowe's line for the next three calls, N 89 deg 19 min 00 sec W a distance of 704.78 feet to an iron pin set by a large gum; thence S 78 deg 41 min 00 sec W a distance of 534.33 feet to an iron pin set; thence S 28 deg 15 min 00 sec W a distance of 14.89 feet to an iron pin set in said Rowe's line; thence fifteen division lines through the original 685.73 acres, N 48 deg 16 min 24 sec W a distance of 197.15 feet to an iron pin set; thence N 44 deg 59 min 06 sec W a distance of 311.07 feet to an iron pin set; thence N 84 deg 01 min 07 sec W a distance of 198.70 feet to an iron pin set; thence N 6 deg 01 min 06 sec E a distance of 260.99 feet to an iron pin set; thence N 0 deg 41 min 59 sec W a distance of 262.35 feet to an iron pin set; thence S 70 deg 12 min 50 sec E a distance of 117.81 feet to an iron pin set; thence N 35 deg 42 min 52 sec E a distance of 174.47 feet to an iron pin set; thence N 40 deg 27 min 42 sec E a distance of 263.61 feet to an iron pin set; thence N 49 deg 35 min 57 sec E a distance of 224.37 feet to an iron pin set; thence N 76 deg 49 min 26 sec E a distance of 722.98 feet to an iron pin set; thence S 79 deg 55 min 04 sec E a distance of 662.56 feet to an iron pin set; thence N 65 deg 41 min 56 sec E a distance of 420.98 feet to an iron pin set; thence N 72 deg 43 min 42 sec E a distance of 126.83 feet to an iron pin set; thence N 84 deg 03 min 22 sec E a distance of 180.70 feet to an iron pin set; thence S 76 deg 36 min 25 sec E a distance of 150.90 feet to an iron pin set and a corner to a 49 acres of Everett W. Beam as recorded in Volume 188, page 530; thence with two lines of said Beam, N 60 deg 05 min 48 sec E a distance of 914.31 feet to a concrete monument found; thence N 5 deg 20 min 43 sec E a distance of 458.83 feet to a point in the centerline of Ohio Brush Creek; thence with said centerline for the next ten calls, S 49 deg 45 min 00 sec E a distance of 900.00 feet to a point; thence S 66 deg 00 min 00 sec E a distance of 2400.00 feet to a point; thence S 45 deg 27 min 00 sec E a distance of 558.57 feet to a point; thence S 14 deg 30 min 00 sec E a distance of 500.00 feet to a point; thence S 50 deg 30 min 00 sec W a distance of 550.00 feet to a point; thence N 18 deg 00



TRANSFERRED 12/2 1986

WILLIAM J. STONE

ADAMS COUNTY AUDITOR

FEE \$504



min 00 sec W a distance of 520.00 feet to a point; thence S 67 deg 00 min 00 sec W a distance of 750.00 feet to a point; thence S 85 deg 00 min 00 sec W a distance of 1320.00 feet to a point; thence S 70 deg 00 min 00 sec W a distance of 1000.00 feet to a point; thence S 89 deg 00 min 00 sec W a distance of 1050.00 feet to a point in the centerline of said Ohio Brush Creek and at the mouth of a small stream and a corner to the aforementioned 81.343 acres of Louise B. Rowe; thence with said Rowe's line, N 43 deg 00 min 00 sec W a distance of 915.00 feet to the beginning, containing 260.944 acres more or less, being a part of the original 685.73 acres of the premises transferred to Louise B. Rowe in Volume 263, page 342 and subject to all legal highways and easements. Bearings are magnetic and based upon the N 89 deg 19 min 00 sec W line.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on July 1, 1986.

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, no camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation of sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold



the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby Covenant with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in December, 1986, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this 2nd day of December 1986.

Signed and acknowledged in the presence of:

Shula E. Browning

Louise B. Rowe  
LOUISE B. ROWE

Martha B. McHenry

Stanley M. Rowe Jr  
STANLEY M. ROWE, JR.

State of Ohio )  
County of Adams: SS.  
~~Hamilton~~

BE IT REMEMBERED, That on the 2nd day of December, 1986, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors, in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Martha B. McHenry  
Notary Public

This instrument was prepared by:  
SANTEN, SHAFFER & HUGHES CO., L.P.A.  
105 E. Fourth Street, Suite 1800  
Cincinnati, Ohio 45202  
(513) 721-5541

MARTHA B. McHENRY  
Notary Public, State of Ohio  
My Commission Expires June 16, 1990

ADAMS COUNTY  
RECORDER  
REC'D - FEES 12.00  
1986 DEC -2 PM 2:51  
RECORDED  
VOL. 272 PAGE 398  
BILL McHENRY



6104

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1815 North Lynn Street, Arlington, Virginia, 22209, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY its successors and assigns forever, the following described real estate:

Being situated in Military Survey No. 2188, in the township of Tiffin, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike found in the centerline of Spurgeon Hill Road No. C-SE and a corner to a 105 acres and 97 1/3 square rods of Harold Beekman as recorded in Volume 228, page 667; thence with the centerline of said Spurgeon Hill Road for the next four calls, S 40 deg 18 min 01 sec E a distance of 968.04 feet to a spike set; thence S 40 deg 55 min 49 sec E a distance of 713.08 feet to a spike found; thence S 38 deg 44 min 32 sec E a distance of 209.57 feet to a spike set; thence S 42 deg 14 min 00 sec E a distance of 93.28 feet to a spike set in the said centerline and a corner to a 1.00 acre of Vernon C. and Elizebeth E. Clifford as recorded in Volume 212, page 310; thence with three lines of said Cliffords, S 52 deg 48 min 26 sec W a distance of 87.78 feet to an iron pin set; thence S 32 deg 08 min 45 sec E a distance of 297.00 feet to a iron pin set; thence N 46 deg 18 min 15 sec E a distance of 242.88 feet to a spike set in the centerline of the aforementioned Spurgeon Hill Road; thence with said centerline for the next eleven calls, S 74 deg 00 min 00 sec E a distance of 304.21 feet to a spike set; thence S 86 deg 29 min 55 sec E a distance of 280.56 feet to a spike set; thence S 76 deg 45 min 10 sec E a distance of 185.24 feet to a spike set; thence S 71 deg 37 min 45 sec E a distance of 166.80 feet to a spike set; thence S 53 deg 53 min 30 sec E a distance of 130.82 feet to a spike set; thence S 43 deg 39 min 15 sec E a distance of 147.08 feet to a spike set; thence S 38 deg 21 min 20 sec E a distance of 281.47 feet to a spike set; thence S 44 deg 57 min 35 sec E a distance of 230.71 feet to a spike set; thence S 49 deg 17 min 35 sec E a distance of 626.16 feet to a spike found; thence S 51 deg 58 min 00 sec E a distance of 265.14 feet to a spike found; thence S 53 deg 59 min 15 sec E a distance of 204.30 feet to a spike found; thence S 54 deg 02 min 00 sec E a distance of 66.00 feet to a spike found in said centerline and a corner to a 28.92 acres of Lonnie G. Moore as recorded in Volume 251, Page 468; thence with four lines of said Moore, S 1 deg 16 min 00 sec W a distance of 240.54 feet to an iron pin found; thence S 54 deg 54 min 00 sec W a distance of 341.97 feet to an iron pin found; thence S 68 deg 00 min 00 sec W a distance of 248.02 feet to an iron pin found; thence S 61 deg 03 min 00 sec W a distance of 133.43 feet to an iron pin found; thence with said Moore's line and the line of a 19 acres of Angie Moore as recorded in Volume 169, page 414, N 83 deg 00 min 00 sec W a distance of 125.37 feet to an iron pin found; thence with five lines of said tract, N 65 deg 50 min 00 sec W a distance of 140.35 feet to an iron pin found; thence N 43 deg 12 min 00 sec W a distance of 122.58 feet to an iron pin found; thence N 17 deg 35 min 12 sec W a distance of 651.87 feet to an iron pin found; thence N

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377



76 deg 50 min 46 sec W a distance of 506.15 feet to a stone found; thence S 5 deg 13 min 00 sec W a distance of 1023.65 feet to a stone found and a corner to a 150 acres of said Angie Moore as recorded in Volume 201, page 136; thence with a line of said 150 acres, N 86 deg 32 min 30 sec W a distance of 1757.63 feet to a stone found and a corner to a 6 3/4 acres of Frank VanHoose, Jr. as recorded in Volume 176, page 197; thence with two lines of VanHoose, N 40 deg 31 min 00 sec W a distance of 693.12 feet to an iron pin found; thence N 21 deg 15 min 30 sec W a distance of 486.16 feet to an iron pin found; thence with said VanHoose's line and the line of the aforementioned Harold Beekman, N 4 deg 36 min 20 sec E a distance of 2778.69 feet to the beginning, containing 175.556 acres more or less, being all of Tract No. 1 of the original 13.95 acres and part of Tract 2 of the original 71 acres of the premises transferred to Louise B. Rowe in Volume 206, page 76 and part of the original 685.73 acres of the premises to transferred to Louise B. Rowe, in Volume 194, page 218 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 40 deg 18 min 01 sec E line along Spurgeon Hill Road.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, west Union, Ohio on December 9, 1987.

Being part of the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that the Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to Grantee, its successors or assigns, may be terminated by the Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by the Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation

Approved For Transfer  
 A. H. Adkins  
 Adams County Engineer  
 DEC 14 88  
 7571



of the objectives hereinbefore set forth, then the Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title, Interest of the said LOUISE B. ROWE, either in Law or Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said NATURE CONSERVANCY its successors and assigns forever, and the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby covenant with the said NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered; and further, that she does warrant and will defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in December 14, 1988, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this 14th day of December, 1988.

Signed and acknowledged in the presence of:

Marta B. McHenry  
Marta B. McHenry  
Brenda Faye Riddle  
Brenda Faye Riddle

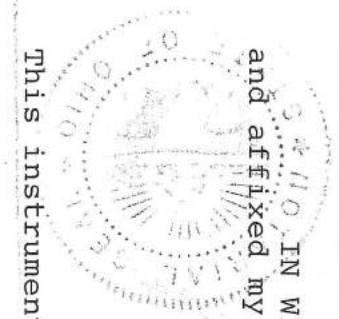
Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.

STATE OF OHIO )  
ADAMS ) SS:  
COUNTY OF ~~XXXXXXXX~~ )

BE IT REMEMBER, that on the 14th day of December, 1988, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE and STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act an deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Marta B. McHenry  
Notary Public



This instrument was prepared by:

Franklin A. Klaine, Attorney at Law  
SANTEN, SHAFFER & HUGHES  
105 E. Fourth Street, Suite 1800  
Cincinnati, Ohio 45202

REC'D - FEES 12.00

TRANSFERRED 12/14 88  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 1.50

1988 DEC 14 PM 2:39

RECORDED  
VOL. 281 PAGE 377  
FILE McHENRY

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 1.50  
EXEMPT X  
WM. J. STONE, County Auditor



\* 9 9 9 9 9 9 9 \*

# 199

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Schlensker (Lynx Prairie)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



## General Warranty Deed\*

DONALD L. SCHLENSKER and  
JOAN D. SCHLENSKER,  
Husband and wife

, of

County,

for valuable consideration paid, grant(s) with general warranty covenants, to The Nature Conservancy,  
a non-profit corporation of the District of Columbia, whose tax-mailing address is  
Ohio Field Office, 1504 West 1st Avenue, Columbus, Ohio 43212the following **REAL PROPERTY**: Situated in the County of  
of Ohio and in the Township of

Adams

in the State

Military Survey Numbers 8268 and 14492.

**BEGINNING** at a corner post at a corner to Paul Heisler as recorded in Volume 163, page 562 and a corner of the original 106.17 acres; thence with two lines of said Heisler, N 6 deg 38 min E a distance of 196.96 feet to a corner post; thence S 85 deg 09 min E a distance of 1047.88 feet to a concrete monument and a corner to a 42.22 acres of the Nature Conservancy; thence with a line of said property, S 7 deg 44 min W a distance of 412.70 feet to a concrete monument in the line of Arthur Farmer, thence with said Farmer's line for the next two calls, N 78 deg 15 min W a distance of 38.20 feet to an iron pin; thence S 15 deg 45 min W a distance of 129.63 feet to a spike in the centerline of Cline Road; thence with said centerline for the next three calls, N 78 deg 17 min W a distance of 110.27 feet to a spike; thence N 55 deg 31 min W a distance of 245.00 feet to a spike; thence N 68 deg 45 min W a distance of 244.83 feet to a spike in said centerline of Cline Road; thence with a division line through the original 106.17 acres, S 18 deg 25 min E, passing an iron pin at 25.98 feet, a distance of 274.56 feet to a stake in the centerline of a small creek; thence with the centerline of said small creek for the next three calls, N 71 deg 37 min W a distance of 234.09 feet to an iron pin; thence N 52 deg 25 min W a distance of 183.21 feet to an iron pin; thence N 85 deg 44 min W a distance of 109.11 feet to an iron pin in said centerline and in the centerline of an existing 50 feet wide right of way previously granted; thence with said centerline for the next two calls, N 17 deg 13 min E a distance of 15.00 feet to an iron pin; thence N 7 deg 09 min E a distance of 150.41 feet to an iron pin at the intersection of said centerline and the centerline of the aforementioned Cline Road; thence with a division line through the original 106.07 acres, N 25 deg 25 min W

\*continued on back page

Prior Instrument Reference: Volume 218 Page 91 of the Deed Records of Adams  
County, Ohio. Donald L. and Joan D. Schlensker wife (husband) of the  
Grantor, releases all rights of dower therein. Witness their hand(s) this \_\_\_\_\_ day  
of March, 1988

Signed and acknowledged in presence of:

Sheila Browning

Donald L. Schlensker  
  
Joan D. Schlensker

Robert D. Castor

State of Ohio

County of

Adams

ss.

**BE IT REMEMBERED**, That on this 23rd day of March, 1988, before me,  
the subscriber, a notary public, in and for said state, personally came,  
Donald L. Schlensker and Joan D. Schlensker, his spouse, the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notarial seal  
on the day and year last aforesaid.

This instrument was prepared by Castor & Foster, Attorneys at Law  
228 N. Market St., West Union, OH

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps



\*continuation of legal description

a distance of 80.08 feet to the beginning; CONTAINING 10.94 ACRES more or less, part of the original 106.17 acres of the premises transferred to James Ditmer, etal, in Volume 248, page 803, and subject to all legal highways and easements.

Surveyed Keith C. Swearingne, #6215, West Union, Ohio, July, 1980.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 11.00  
EXEMPT  
WM. J. STONE, County Auditor

Approved For Transfer  
*A. H. McHenry*  
County Auditor

① HANSON

MAR 24 1988

# 21655

TRANSFERRED 324, 19 88  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢

3709

# General Warranty Deed

FROM

Donald & Joan Schlenker

TO

The Nature Conservancy

ADAMS COUNTY

RECORDER

REC'D. - FEES 10.00

1988 MAR 24 PM 1:28

RECORDED

VOL. 278 PAGE 93

BILL McHENRY



# Know All Men by These Presents:

1374

That<sup>(1)</sup>

JAY D. SHIVELEY, A Married Man  
DEBORA DARLENE MORRISON, A Married Woman

of Adams County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them paid by THE NATURE CONSERVANCY, a non-profit  
Corporation of the District of Columbia

Principal Office: 1815 North Lynn Street, Arlington, VA 22209

Ohio Field Office,

whose address is 6375 Riverside Drive, Suite 50, Dublin, OH 43017

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**

**and Convey** to the said THE NATURE CONSERVANCY, a non-profit  
Corporation of the District of Columbia

it's successors

~~heirs~~ and assigns forever,

the following described **Real Estate**:<sup>(2)</sup>

Tract I:

Being situated in Military Survey No. 15794, in the Township of Green,  
in the County of Adams, in the State of Ohio and bounded and described  
as follows:

Beginning at a stone (found) and a corner to a 44.34 acres of James F.  
Ridout and a corner to a 54 acres of Lee Shriver; thence with said  
Ridout's line, S. 53 deg. 27 min. 09 sec. W. a distance of 458.63 feet to  
a stone (found) and a corner to the property of the Nature Conservancy;  
thence with a line of said property, N. 39 deg. 17 min. W. a distance of  
680.74 feet to a stone (found) and a corner to Gilbert Porter; thence  
with three lines of said Porter, N. 1 deg. 10 min. 23 sec. E. a distance  
of 1525.80 feet to an iron pin; thence N. 57 deg. 38 min. E. a distance of  
194.57 feet to an iron pin; thence N. 75 deg. 54 min. E. a distance of  
416.62 feet to a concrete monument (found) and a corner to Ralph Brown;  
thence with four lines of said Brown, N. 42 deg. 22 min. 07 sec. E. a  
distance of 262.65 feet to an iron pin; thence N. 73 deg. 48 min. 44 sec.  
E. a distance of 410.63 feet to an iron pin; thence N. 18 deg. 31 min. 03  
sec. E. a distance of 247.02 feet to an iron pin; thence N. 40 deg. 09 min.  
15 sec. E. a distance of 70.67 feet to a stone (found) and a corner to  
the property of Nature Conservancy; thence with a line of said property,  
N. 74 deg. 31 min. 38 sec. E. a distance of 302.37 feet to an iron pin and  
a corner to R. W. Spence; thence with five lines of said Spence, N. 74  
deg. 25 min. 08 sec. E. a distance of 781.02 feet to an iron pin; thence  
S. 42 deg. 00 min. E. a distance of 198.00 feet to an iron pin; thence N.  
70 deg. 00 E. a distance of 594.00 feet to an iron pin; thence N. 13 deg. 00  
min. W. a distance of 544.50 feet to an iron pin; thence S. 81 deg. 33 min.  
32 sec. E. a distance of 248.90 feet to an iron pin and a corner to  
Sophia Upson; thence with two lines of said Upson, S. 70 deg. 39 min. 42  
sec. E. a distance of 697.63 feet to an iron pin; thence S. 46 deg. 46 min.  
W. a distance of 967.82 feet to an iron pin and a corner to a 141.32  
acres of Steven Edmisten; thence with two lines of said Edmisten, S. 50  
deg. 37 min. W. a distance of 1624.74 feet to an iron pin; thence S. 2 deg.  
10 min. W. a distance of 490.20 feet to an iron pin and a corner to the  
aforementioned Lee Shriver; thence with seven lines of said Shriver,  
N. 83 deg. 30 min. W. a distance of 148.50 feet to an iron pin; thence N.  
34 deg. 44 min. 23 sec. W. a distance of 942.62 feet to an iron pin; thence

RECEIVED MAY 22 1990 39 519



S. 33 deg. 00 min. W. a distance of 453.75 feet to an iron pin; thence N. 75 deg. 30 min. W. a distance of 330.00 feet to an iron pin; thence S. 80 deg. 00 min. W. a distance of 247.50 feet to an iron pin; thence S. 0 deg. 20 min. 40 sec. E. a distance of 936.99 feet to an iron pin; thence S. 41 deg. 15 min. E. a distance of 693.00 feet to the beginning, CONTAINING 82.10 ACRES more or less, being a consolidation of the premises transferred to James F. Ridout in Volume 169, page 608 and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on May 11, 1981.

TRACT II: Being situated in Military Survey 14091, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at an iron pin at a corner to Mary Alice Gaffin; thence with said Gaffin's line, N. 76 deg. 30 min. W. a distance of 736.23 feet to a stone and a corner to the property of the Nature Conservancy; thence with a line of said property, N. 14 deg. 52 min. W. a distance of 2010.55 feet to a stone and a corner to the aforementioned Mary Alice Gaffin; thence with four lines of said Gaffin, N. 53 deg. 27 min. E. a distance of 458.63 feet to a stone; thence S. 59 deg. 43 min. E. a distance of 570.75 feet to an iron pin by a rock wall; thence S. 25 deg. 43 min. E. a distance of 896.97 feet to an iron pin; thence S. 0 deg. 51 min. W. a distance of 1292.56 feet to the beginning, CONTAINING 44.34 ACRES more or less, being a corrected description of the original 40 acres and 65 rods of the premises transferred to James F. Ridout in Volume 169, page 608 and subject to all legal easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in April, 1980.

LAST TRANSFER: Volume 269, Page 414

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

APR 04 1997

CONVEYANCE FEE: 80.00  
TRANSFER FEE: 50¢  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

*Adams County Auditor*

*J. Swearingen*

APR 1 1997

176-13

and all the **Estate, Title and Interest** of the said grantors  
JAY D. SHIVELEY  
& DEBORA DARLENE MORRISON

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, a non-profit  
Corporation of the District of Columbia

it's successors ~~heirs~~ and assigns forever.

**And the said**

JAY D. SHIVELEY  
& DEBORA DARLENE MORRISON

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said

THE NATURE CONSERVANCY, a non-profit  
Corporation of the District of Columbia

that they are the true and lawful owners of the said premises,  
and have full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That they do Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.




**In Witness Whereof, the said**

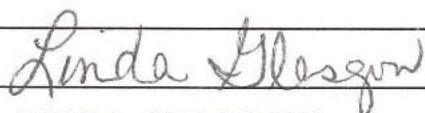
JAY D. SHIVELEY & PATTY SHIVELEY, His Wife  
and DEBORA DARLENE MORRISON & HOWARD C. MORRISON, Her Husband



who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set their hands this

4<sup>th</sup> day of April 19 97.

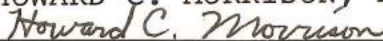
Signed and acknowledged in presence of:

  
\_\_\_\_\_  
DAVID D. WILSON, JR

  
\_\_\_\_\_  
LINDA GLASGOW

  
\_\_\_\_\_  
JAY D. SHIVELEY  
  
\_\_\_\_\_  
PATTY SHIVELEY, His Wife

  
\_\_\_\_\_  
DEBORA DARLENE MORRISON

\_\_\_\_\_  
HOWARD C. MORRISON, Her Husband  


State of OHIO County of ADAMS ss.

Be it Remembered, That on this 4<sup>th</sup> day  
of April, 19 97,

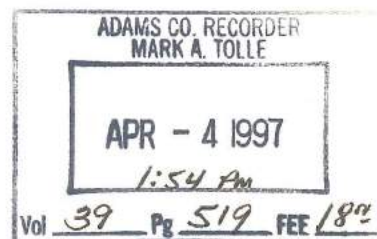
Notary Public

before me, the subscriber, a

in and for said state, personally came

JAY D. SHIVELEY & PATTY SHIVELEY, His Wife and  
DEBORA DARLENE MORRISON & HOWARD C. MORRISON, Her Husband

the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.



DAVID D. WILSON, JR  
Notary Public, State of Ohio  
My Commission Expires 2-18-98

**In Testimony Whereof, I have hereunto subscribed**  
my name and affixed my seal  
on the day and year last aforesaid.



WILSON, JR  
Notary Public, State of Ohio  
Expires \_\_\_\_\_

  
\_\_\_\_\_

This instrument was prepared by \_\_\_\_\_ WILSON LAW OFFICE  
108 E. Mulberry Street  
West Union, OH 45693/ldg

039 521

(1) Include reference to marital status of grantor.  
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

RECEIVED MAY 22 1998

# Warranty Deed

---

## FROM

JAY D. SHIVELEY  
DEBORA DARLENE MORRISON

## TO

THE NATURE CONSERVANCY, a non-profit  
Corporation of the District of Columbia

---



\* 9 9 9 9 9 9 \*

# 152.

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Spires, Victor

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



COPY

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 4-9-10 By: RP  
Per. #: 177-00-042  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

APR 09 2010

CONVEYANCE FEE 1258.20  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201000001017  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-09-2010 At 09:56 am.  
DEED 60.00  
OR Book 355 Page 393 - 398

Parcel Nos: 177-00-00-042.000, 177-00-00-042.800, 177-00-00-042.801  
File No.: 10Q0021-1

**GENERAL WARRANTY DEED**

Victor E. Spires, a.k.a. Victor Spires and Daphene Spires, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 222, Page 218 and  
Official Record 222, Page 216  
Auditor's Parcel Nos: 177-00-00-042.000, 177-00-00-042.800 and  
177-00-00-042.801

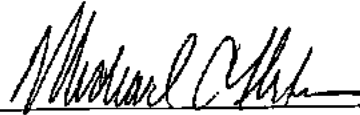
Executed this 9<sup>th</sup> day of April, 2010.

Victor E. Spires  
Victor E. Spires  
Daphene Spires  
Daphene Spires

Missing:  
Routing Sheet

STATE OF OHIO, COUNTY OF Adams, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 9<sup>th</sup> day of April, 2010 by Victor E. Spires and Daphene Spires, Grantors herein.



Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



L:\Mike\10Q0021-1 Nature Conservancy (Spires)\deed.doc

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

Administrator's, Executor's or Guardian's Deed  
Private Sale

## KNOW ALL MEN BY THESE PRESENTS

That, Whereas, on the 27<sup>th</sup> day of December, 2004, the last Will and Testament of BENJAMIN N. THATCHER AKA NORMAN THATCHER, deceased, was admitted to Probate and record in the Probate Division of the Court of Common Pleas of Adams County, Ohio, and on the 7<sup>th</sup> day of March, 2005, WILMA F. WARD was duly appointed and qualified as Executress of the estate of said decedent's estate by said Probate Division, and is now the lawful Executress of the estate of said testator.

And Whereas, said last Will and Testament, among other provisions, contains the following, to-wit:

ITEM FOUR: I nominate and request the Court having jurisdiction to appoint WILMA F. WARD as executress of this my Last Will and Testament, to serve without bond.

I hereby authorize my WILMA F. WARD executress to sell any property of mine, be it real or personal, at public or private sale, and upon such terms as my executress, in their sole discretion, deem just, without necessity of application to, or order of any court.

And Whereas, the testator died seized in fee simple of the real estate hereinafter described and in order to carry out the provisions of said last Will and Testament, it is necessary to sell said real estate.

Now, Therefore, WILMA F. WARD as aforesaid, in pursuance of the said provisions of the said last Will and Testament of said BENJAMIN N. THATCHER AKA NORMAN THATCHER, deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in her, and the sum of TWO HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$262,500.00), paid or secured to be paid to them by said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, whose address is 6375 Riverside Dr., Suite 50, Dublin, OH 43017, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA its successors and assigns forever, the following described **Real Estate**:  
**See attached Exhibit A for legal description**

LAST TRANSFER: O.R. Vol. 179, pg. 208, Adams County Records.

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA its successors and assigns forever, as fully and completely as such Executress, by virtue of said last Will and Testament, and of the statute made and provided for such cases, may sell and convey the same.

In Witness Whereof, the said WILMA F. WARD, as such Executress has hereunto set her hands, this 1 day of December, A.D. 2005.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

DEC 02 2005

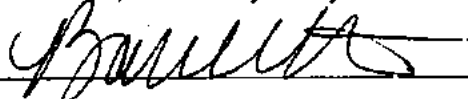
CONVEYANCE FEE 287.50  
TRANSFER FEE 1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Wilma F. Ward  
WILMA F. WARD, Executress  
of the estate of BENJAMIN N.  
THATCHER AKA NORMAN  
THATCHER

THE STATE OF OHIO, Adams COUNTY, SS:

Be it Remembered, That on this 1<sup>st</sup> day of December, 2005, before me, the subscriber, a Notary Public in and for said County, personally came the above-named WILMA F. WARD as Executress of the estate of BENJAMIN N. THATCHER AKA NORMAN THATCHER the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed as such Executress for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

  
\_\_\_\_\_  
Notary

BARBARA A. MOORE - ~~Notary Public~~  
NOTARY PUBLIC - State of Ohio  
Lifetime Commission  
Section 147.03 O.R.C.

This Instrument was prepared by: Danny R. Bubp, Attorney at Law  
307 N. Market St., West Union, OH 45693  
(937) 544-2581

200500005509  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
12-02-2005 At 02:15 pm.  
DEED 44.00  
OR Book 262 Page 507 - 510



\* 9 9 9 9 9 9 \*

**25**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Blue Jay Barrens

**Tract:** Young 1

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



0338

036 106

# Know All Men by These Presents:

**That**<sup>(1)</sup>

RONALD H. YOUNG  
JANET R. YOUNG  
Husband and Wife

of

Adams

County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them paid by THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

whose principal address is: 1815 North Lynn Street, Arlington, VA 22209

/mailing  
whose address is Ohio Field Office, 6375 Riverside Drive, Suite 50,  
Dublin, Ohio 43017

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**

**and Convey** to the said THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

it's successors ~~from~~ and assigns forever,

the following described **Real Estate**<sup>(2)</sup>:

Being situated in Military Survey Nos. 1010 and 12594, in the Township of Bratton, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a 1/4" spike set in the intersection of the centerline of Purcell Road (T-194) with the centerline of a 25 feet wide right of way hereby granted; thence with the centerline of said 25 feet wide right of way for the next nine calls, N. 27 deg. 19 min. 44 sec. W. a distance of 102.60 feet to a 1/4" spike set; thence S. 85 deg. 24 min. 46 sec. W. a distance of 109.37 feet to a 1/4" spike set; thence N. 67 deg. 28 min. 44 sec. W. a distance of 83.64 feet to a 1/4" spike set; thence N. 52 deg. 24 min. 54 sec. W. a distance of 446.51 feet to a 1/4" spike set; thence N. 64 deg. 26 min. 44 sec. W. a distance of 344.98 feet to a 1/4" spike set; thence N. 79 deg. 45 min. 34 sec. W. a distance of 250.45 feet to a 1/4" spike set; thence N. 64 deg. 09 min. 44 sec. W. a distance of 249.91 feet to a 1/4" spike set; thence N. 46 deg. 42 min. 54 sec. W. a distance of 259.62 feet to a 1/4" spike set; thence N. 75 deg. 47 min. 34 sec. W. a distance of 245.65 feet to a 1/4" spike set in the centerline of said 25 feet wide right of way; thence with a division line through the original 218.096 acres, S. 9 deg. 30 min. 44 sec. W. a distance of 26.20 feet to a 5/8" iron pin found and a corner to a 158.325 acres of Carolyn Fulton as recorded in O.R. 02, page 576 and at a corner of the original 218.096 acres and being the real point of beginning; thence with said Fulton's lines for the next two calls, N. 78 deg. 24 min. 20 sec. W. a distance of 845.87 feet to a 5/8" iron pin set; thence N. 82 deg. 49 min. 58 sec. W. a distance of 951.27 feet to a 5/8" iron pin found and a corner to a 20.03 acres of Joseph Jr. and Loraine P. Antku as recorded in Volume 305, page 684; thence with said Antkus' line and the line of a 7.54 acres of the property of D.E.P. & B. Partnership as recorded in Volume 264, page 99, N. 7 deg. 43 min. 03 sec. E. a distance of 2628.56 feet to a 5/8" iron pin found and a corner to a 14.00 acres of Delia Henderson as recorded in Volume 301, page 175; thence with said Henderson's line, S. 84 deg. 08 min. 22 sec. E. a distance of 910.15 feet to a 5/8" iron pin set and a corner to a 13.151 acres of the property of D.E.P. & B. Partnership as recorded in Volume 264, page 99; thence with a line of said 13.151 acres and the line of a 6.763 acres of said property, S. 78 deg. 25 min. 20 E. a distance of 924.46 feet to a 5/8" iron pin found and a corner to a 4.807 acres of property of said D.E.P. & B. Partnership; thence with a line of said property, S. 8 deg. 53 min. 26 sec. W. a distance of 743.97 feet to a

stone found; thence with a line of said 4.807 acres and the lines of a 5.571 acres, a 11.01 acres of said property and the line of a 106.843 acres of Steven L. and Lee Ann Wilson as recorded in 266, page 344, S. 81 deg. 26 min. 15 sec. E. a distance of 1202.28 feet to a 5/8" iron pin found and a corner to said Wilson and a 87 acres of Patricia Newman as recorded in Volume 260, page 553; thence with said Newman's line, S. 19 deg. 47 min. 17 sec. E. a distance of 951.91 feet to a 5/8" iron pin set in said Newman's line; thence with two division lines through the original 218.096 acres, N. 84 deg. 04 min. 11 sec. W. a distance of 1633.28 feet to a 5/8" iron pin set; thence S. 9 deg. 30 min. 44 sec. W., passing the aforementioned spike in the centerline of the 25 feet wide right of way at its west termination at 961.37 feet, a distance of 987.57 feet to the beginning, CONTAINING 138.980 ACRES more or less, being a part of the original 218.096 acres of the premises transferred to Ronald H. Young and Janet R. Young as recorded in Volume 230, page 131 and subject to all legal highways and together with a non-exclusive appurtenant easement over and across the \* above described 138.980 acre tract to Purcell Road. Bearing are magnetic and based upon the N. 7 deg. 43 min. 03 sec. E. line along the property of Joseph Antku, Jr. as recorded in Volume 305, page 684.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in August 1981 and October, 1996.

\*above described 25 foot wide right-of-way for ingress and egress to and from the

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 27 1997

CONVEYANCE FEE: 108.00  
TRANSFER FEE: 5.00  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

A. Capas  
016-0060-96084  
JAN 16 1997

and all the **Estate, Title and Interest** of the said grantor s  
RONALD H. YOUNG & JANET R. YOUNG

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

it's successors

~~heirs~~ and assigns forever.

**And the said**

RONALD H. YOUNG & JANET R. YOUNG

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

it's successors

~~heirs~~ and assigns,

that they are the true and lawful owner s of the said premises,  
and have full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That they do Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.

036 107

In Witness Whereof, the said  
RONALD H. YOUNG & JANET R. YOUNG

036 108

who hereby release all their right and expectancy of **Dower** in said prem-  
ises, have hereunto set their hands this  
25th day of January 1997.

Signed and acknowledged in presence of:

Charles H. Wilson, Jr.

CHARLES H. WILSON, JR.

Ronald H. Young

RONALD H. YOUNG

Lois A. Wilson

LOIS A. WILSON

Janet R. Young

JANET R. YOUNG

State of OHIO

County of

ADAMS

SS.

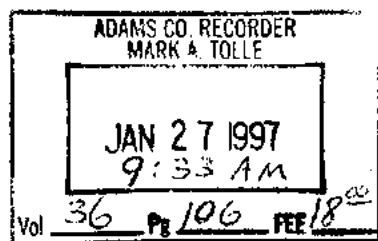
Be it Remembered, That on this 25th day  
of January, 19 97 ,

Notary Public

before me, the subscriber, a  
in and for said state, personally came

RONALD H. YOUNG & JANET R. YOUNG

the grantor s in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.



In Testimony Whereof, I have hereunto subscribed  
my name and affixed my seal  
on the day and year last aforesaid.



Charles H. Wilson, Jr.

CHARLES H. WILSON, JR.  
Notary Public, State of Ohio  
Life Commission

This instrument was prepared by WILSON, WILSON & WILSON, Attorney at Law  
108 E. Mulberry Street, West Union, OH 45693/ldg

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



\_\_\_\_\_

10

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. The first line of the document is a header containing the text "1. The first line of the document is a header containing the text".

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**



APPRAISAL OF



ADDRESS

Purcell Road  
Peebles, Ohio

FOR

The Nature Conservancy  
1504 West First Avenue  
Columbus, Ohio 43212

JUN 17 1996

AS OF

June 11, 1996

BY

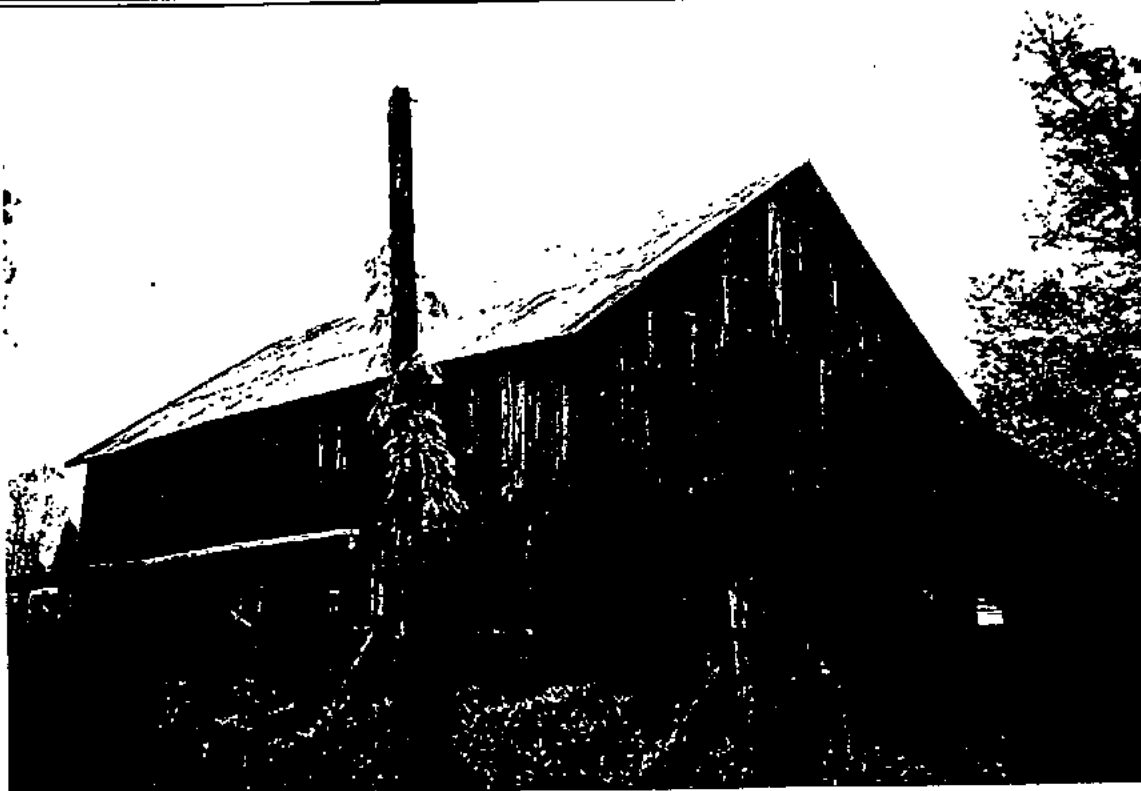
Amy Hedrick, 383460

This appraisal is presented in a SUMMARY REPORT form, and was prepared for the use of the client only. The Departure Provision was not invoked in the preparation of this report.

IDENTIFICATION	Borrower	The Nature Conservancy		Census Tract	9902	Map Reference	attached
	Property Address	Purcell Road		City	Peebles	County	Adams
NEIGHBORHOOD	State	Ohio		Zip Code	45660		
	Legal Description	see attached, copy of deed					
SITE	Actual Real Estate Taxes \$	365.60	(yr)	Loan charges to be paid by seller \$	n/a	Other sales concessions	n/a
	Lender/Client	The Nature Conservancy		Address	1504 West First Avenue, Columbus Ohio 43212		
MARKET DATA ANALYSIS	Occupant	Ronald Youn		Appraiser	Amy Hedrick		
	Instructions to Appraiser	Appraise "AS IS"					
RECONCILIATION	Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Employment Stability		
	Built up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input checked="" type="checkbox"/> Under 25%	Convenience to Employment		
MARKET DATA ANALYSIS	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	Convenience to Shopping		
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Declining	Convenience to Schools		
MARKET DATA ANALYSIS	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation		
	Marketing Time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 4-6 mos.	<input type="checkbox"/> Over 6 mos.	Recreational Facilities		
MARKET DATA ANALYSIS	Present Land Use	05 % 1 Family	% 2-4 Family	% Apts.	% Condo	% Commercial	Adequacy of Utilities
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely(+)	<input type="checkbox"/> Taking Places(+)		Property Compatibility	
MARKET DATA ANALYSIS	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant		Protection from Detrimental Conditions	
	Single Family Price Range	\$ 20,000 to \$ 100,000	Predominant Value \$	50,000	Police and Fire Protection		
MARKET DATA ANALYSIS	Single Family Age	10 yrs. to 100 yrs.	Predominant Age	50 yrs.	General Appearance of Properties		
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):						Appeal to Market
MARKET DATA ANALYSIS	The subject property is located in a mostly agricultural neighborhood, approximately 6 miles north of the village of Peebles. Most of the surrounding neighborhood consist of medium size farms, and/or small tracts of residential properties. Typical amenities are available.						
	Dimensions	see attached plat		=	218.086	Sq.Ft. or Acres	<input type="checkbox"/> Corner Lot
MARKET DATA ANALYSIS	Zoning classification	none		Present improvements	<input type="checkbox"/> do	<input type="checkbox"/> do not conform to zoning regulations	
	Highest and best use	<input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other(specify)	Topo slightly rolling to gently rolling			
MARKET DATA ANALYSIS	Elec.	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other(Describe) available	Size	typical		
	Gas	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other(Describe) available	Shape	rectangular		
MARKET DATA ANALYSIS	Water	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other(Describe) available	View	street/countryside		
	San. Sewer	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other(Describe) available	Drainage	appears adequate		
MARKET DATA ANALYSIS	Underground Elec. & Tel.	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other(Describe) available	Is the property located in HUD identified Special Flood Hazard Area?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions):						
MARKET DATA ANALYSIS	None noted other than typical utility easements. No adverse easements or encroachments noticed. Septic systems are typical for the area.						
	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus(-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.						
MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3		
	Address	Purcell Road Peebles, Ohio	Kepp Road West Union, Ohio	1718 Inlow Ave. Peebles, Ohio	11615 Butler Road Peebles, Ohio		
MARKET DATA ANALYSIS	Proximity to Subject	20 miles south	8 miles south	4 miles north			
	Sales Price	\$ n/a	\$ 84,335	\$ 140,000	\$ 125,000		
MARKET DATA ANALYSIS	Price	\$ n/a	\$	\$	\$		
	Data Source	CH/inspection	CH	CH	CH		
MARKET DATA ANALYSIS	Date of Sale and Time Adjustment	n/a	12-21-95	10-19-95	11-13-95		
	Location	Bratton	Brush Creek	Meigs Twp.	Brush Creek		
MARKET DATA ANALYSIS	Site/View	218.096 acres	100.24 acres	122.10 acres	105.83 acres		
	Improvement	barn	none	dwelling/barn	dwelling/2brn		
MARKET DATA ANALYSIS	Sales or Financing Concessions	n/a	cash	conv.			
	Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 96,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 40,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 55,000		
MARKET DATA ANALYSIS	Indicated Value of Subject	\$ 180,335	\$ 180,000	\$ 180,000	\$ 180,000		
	Comments on Market Data: The market data was limited. The sales chosen were considered to be the best available at this time and the strongest indicators of value. All three were considered in the final estimate.						
MARKET DATA ANALYSIS	Comments and Conditions of Appraisal: The subject property is appraised in "AS IS" condition.						
	Final Reconciliation: The market approach was the only approach considered to be applicable. The income was too limited to apply the income approach. The buildings were too limited to employ the cost approach.						
MARKET DATA ANALYSIS	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF June 11, 19 96 to be \$ 180,000						
	Appraiser(s) Amy Hedrick, 393460 Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property						

# SUBJECT EXTENSION TO ADDENDUM

Borrower/Client	The Nature Conservancy		
Property Address	Purcell Road		
City	Peebles	County	Adams
		State	Ohio
		Zip Code	45660
Lender	The Nature Conservancy		



# MAP SKETCH ROOM

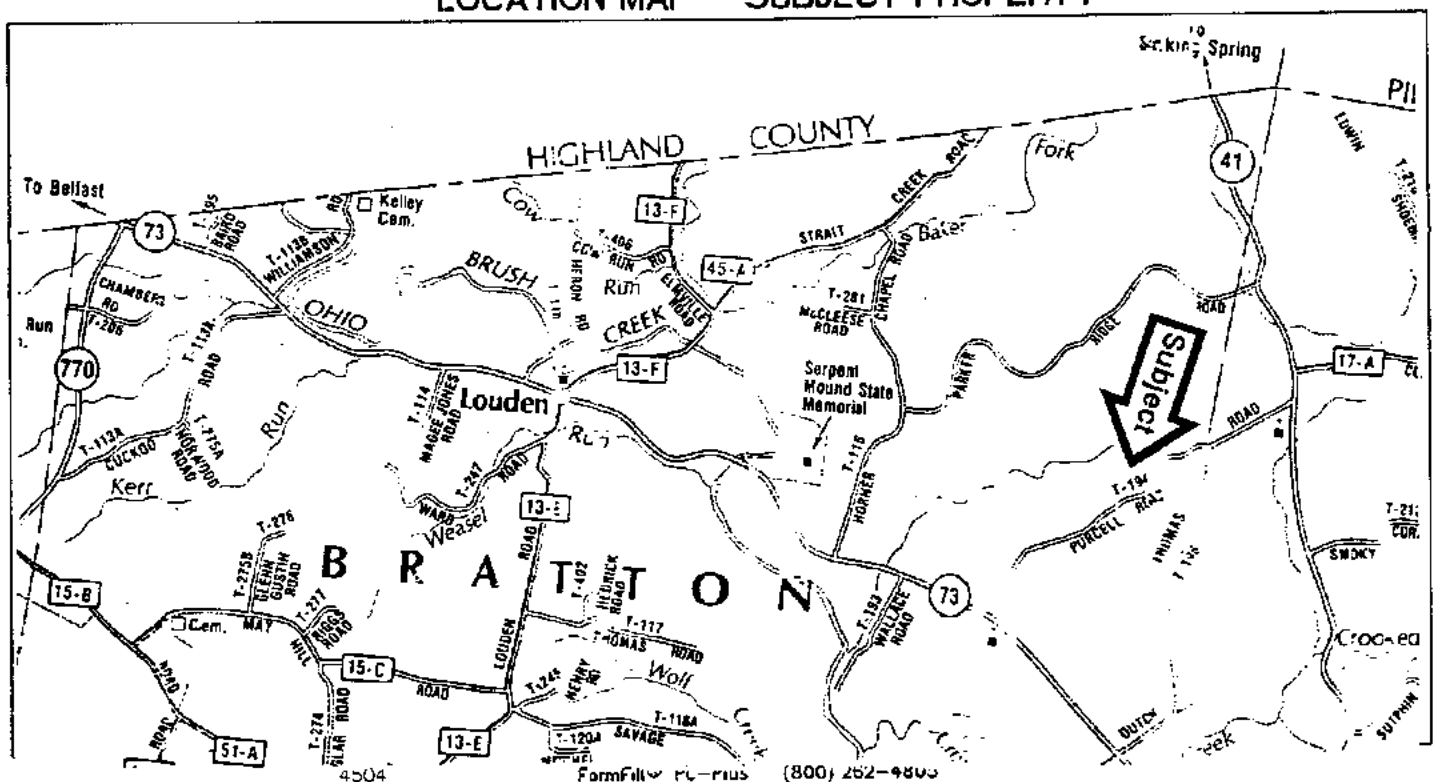
YOUNG, NC

Borrower/Client	The Nature Conservancy		
Property Address	Purcell Road		
City	Peebles	County	Adams
		State	Ohio
		Zip Code	45660
Lender	The Nature Conservancy		

## BUILDING SKETCH

Old Barn

## LOCATION MAP - SUBJECT PROPERTY



Parcel No: 161-00-00-008  
File No.: 07Q0036-1

Instrument Book Page  
200700003965 OR 305 117

Instrument Book Page  
200700003243 OR 302 118

## FIDUCIARY DEED

Joseph

Joseph C. Stewart, Trustee of the ~~James C. Stewart Trust~~ u/a DTD February 9, 2006 for valuable consideration paid, grants and conveys with fiduciary covenants, to **The Nature Conservancy**, a non-profit corporation organized under the laws of the District of Columbia, having its principal place of business at 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203-1606 and maintaining an Ohio Chapter Office at 6375 Riverside Drive, Dublin, OH 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 267, Page 293  
Auditor's Parcel No.: 161-00-00-008-000.

200700003243  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
07-26-2007 At 09:16 am.  
DEED 36.00  
OR Book 302 Page 118 - 120

Executed this 19 day of July, 2007.

*Joseph C. Stewart Trustee*  
Joseph ~~James~~ C. Stewart Trust u/a DTD  
February 9, 2006

STATE OF OHIO, COUNTY OF Warren, SS:

The foregoing instrument was acknowledged before me this 19 day of July, 2007 by Joseph C. Stewart, Trustee of the ~~James C. Stewart Trust~~ u/a DTD February 9, 2006, Grantor herein.  
Joseph

*Re-Recorded*

200700003965  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
09-07-2007 At 11:56 am.  
DEED 36.00  
OR Book 305 Page 117 - 119

*[Signature]*  
Notary Public



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

RECEIVED SEP 28 2007

THIS INSTRUMENT BEING RE-RECORDED TO CORRECT NAME OF GRANTEE.





# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

203 W. Main Street  
West Union, Ohio 45693  
937-544-5262

Instrument 200700003243 DR Book Page 302 119

Joseph C. Stewart, Trustee  
32.078 Acres

Being situated in the Township of Green, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 2828, 14949, and 13973, and also being a consolidation of the Following: the Original 12 Acres of Tract I, the Original 3.50 Acres of Tract II, and also the Original 15.25 Acres of Tract III, owned by Joseph C. Stewart, Trustee, as recorded in O. R. 267, page 536 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Waggoner Riffle Road (C-1 R) and also at a corner to 23.68 acres of South Charleston International Pentecostal Church of Christ (O. R. 53, page 674); thence continuing with said property line, N 32 deg 52 min 00 sec E 280.58 feet to a 1" iron pipe (found) at a corner to said South Charleston International Pentecostal Church of Christ and also in the line of 117.807 acres of Fred T. and Virginia L. Garretson (Deed Book 220, page 480); thence continuing with said Garretsons' line for the next four calls, S 50 deg 39 min 44 sec E 248.95 feet to a 5/8" iron pin (set); thence N 17 deg 59 min 10 sec E 654.54 feet to a 5/8" iron pin (set); thence N 40 deg 40 min 58 sec E 429.00 feet to a 5/8" iron pin (set); thence N 16 deg 40 min 58 sec E 272.25 feet to a 5/8" iron pin (set) at a corner to said Garretson and also at a corner to 75.39 acres of Robert and Margaret Terwillegar (O. R. 117, page 692); thence continuing with said Terwillegars' line, S 66 deg 28 min 57 sec E 561.64 feet to a stone (found) at a corner to said Terwillegar and also at a corner to 40.00 acres of the Nature Conservancy (O. R. 245, page 22) and also at a corner to 3.90 acres of Valerie Ann Ozeta (Deed Book 268, page 598); thence continuing with said Ozeta's line for the next two calls, S 37 deg 55 min 48 sec W 292.54 feet to a stone (found); thence S 59 deg 15 min 41 sec E, passing a 5/8" iron pin (found) at 526.44 feet, a total distance of 568.06 feet to a point in Black's Run and also at a corner to said Ozeta and also at a corner to 36.312 acres of Gina M. Yezzi (O. R. 206, page 575); thence continuing with said Yezzi's line and also along said Run for the next three calls, S 16 deg 24 min 39 sec W 264.01 feet to a point; thence S 58 deg 07 min 22 sec W 367.15 feet to a 5/8" iron pin (found); thence S 06 deg 12 min 30 sec W 465.20 feet to a 5/8" iron pin (found) at a corner to

said Yezzi and also in the line of 134.805 acres of Nature Conservancy (Deed Book 287, page 11); thence continuing with said property line for the next two calls, N 66 deg 12 min 34 sec W 772.29 feet to a 5/8" iron pin (found); thence S 20 deg 37 min 13 sec W 297.19 feet to a spike (found) in the centerline of the aforementioned Waggoner Riffle Road and also in the line of the Nature Conservancy; thence continuing with the said centerline for the next three calls, N 55 deg 57 min 41 sec W 299.47 feet to a spike (set); thence N 55 deg 05 min 50 sec W 140.84 feet to a spike (set); thence N 53 deg 20 min 35 sec W 145.21 feet to the beginning, containing 32.078 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record, if any. Bearings are based upon the N 32 deg 52 min 00 sec E line as recorded in O. R. 53, page 674.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on May 24, 2007 and found in File No. A-07-98.

Filename: stewart332078a0798naturec

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 7-23-07 BY AS  
Par. # 161-1908  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 9-7-07 BY RP  
Par. # 161-8  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JUL 26 2007

CONVEYANCE FEE 224.60  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

SEP 07 2007

CONVEYANCE FEE  
TRANSFER FEE NOT NECESSARY  
DAVID GIFFORD, ADAMS COUNTY AUDITOR



APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 6-10-16 By: HB  
Par.# 164-50  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

Instrument Book Page  
201600001304 OR 466 429

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 5-12-16 By: HB  
Par.# 164-50  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

MAY 12 2016

CONVEYANCE FEE \$ 137.30  
TRANSFER FEE 300  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201600001304  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-12-2016 At 11:20 am.  
DEED 36.00  
OR Book 466 Page 429 - 431

Parcel No.: 164-00-00-050.000  
File No.: 15Q0154-1

## GENERAL WARRANTY DEED

**Trenton W. Goetz**, a married man whose wife is **Aimée J. Goetz**, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

Instrument Book Page  
201600001618 OR 467 758

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 273 Page 788 and  
Official Record 328, Page 841

**Executed** this 9<sup>th</sup> day of May, 2016 by Trenton W. Goetz and Aimée J. Goetz, his wife, who hereby executes this instrument for the sole purpose of releasing her dower interest.

Trenton W. Goetz  
Trenton W. Goetz

Aimée J. Goetz  
Aimée J. Goetz

201600001618  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-10-2016 At 02:23 pm.  
DEED 36.00  
OR Book 467 Page 758 - 760

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me a notary public in and for said county and state, this 9<sup>th</sup> day of May, 2016 by Trenton W. Goetz and Aimée J. Goetz, Grantors herein.

Michael C. Fletcher  
Notary Public



**THIS INSTRUMENT RE-RECORDED TO CORRECT  
THE PREAMBLE PARAGRAPH OF THE LEGAL  
DESCRIPTION.**

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires  
date: Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

TRENTON W. GOETZ  
19.068 ACRES

BEING SITUATED IN THE TOWNSHIP OF JEFFERSON, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 15280 & BEING THE REMAINDER OF ORIGINAL 44.559 ACRES OWNED BY TRENTON W. GOETZ IN O.R.328 PG.841 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE SET IN THE CENTERLINE INTERSECTION OF JOHNSONS RUN ROAD AND SUNSHINE RIDGE ROAD;

THENCE N 66°56'02" W A DISTANCE OF 1244.35' TO A SPIKE FOUND IN THE CENTERLINE OF SUNSHINE RIDGE ROAD BEING A CORNER TO 165.743 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.408 PG.802 BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE N 37°58'52" W A DISTANCE OF 46.14' TO A SPIKE SET;

THENCE N 80°30'04" W A DISTANCE OF 75.06' TO A SPIKE SET;

THENCE N 88°39'20" W A DISTANCE OF 636.34' TO A SPIKE SET;

THENCE S 87°37'39" W A DISTANCE OF 255.80' TO A SPIKE SET;

THENCE N 81°37'25" W A DISTANCE OF 144.34' TO A SPIKE SET;

THENCE N 74°02'00" W A DISTANCE OF 49.83' TO A SPIKE SET;

THENCE N 61°32'08" W A DISTANCE OF 57.51' TO A SPIKE SET BEING A CORNER TO 28.710 ACRES T-2 OWNED BY THE NATURE CONSERVANCY IN O.R.364 PG.300;

THENCE WITH SAID CONSERVANCY N 00°23'01" E A DISTANCE OF 518.31' TO A SPIKE IN THE CENTERLINE OF SUNSHINE RIDGE ROAD AND BEING A CORNER TO 29.045 ACRES OWNED BY ERIC BERNARD IN O.R.316 PG.215;

THENCE WITH SAID BERNARD N 87°23'40" E A DISTANCE OF 1485.00' TO A 5/8" REBAR FOUND BEING A CORNER TO AFOREMENTIONED CONSERVANCY;

THENCE WITH SAID CONSERVANCY S 19°44'06" W A DISTANCE OF 744.79' TO A SPIKE FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 19.068 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N 87°23'40" E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON APRIL 27, 2016 AS FOUND IN FILE NO. 16-065.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

JUN 10 2016

CONVEYANCE FEE \_\_\_\_\_  
TRANSFER FEE NOT A  
DAVID GIFFORD, ADAMS COUNTY AUDITOR



# QUIT-CLAIM DEED \*

JOHN C. NEUPAUER and RUTH L. NEUPAUER, husband and wife,

(1) of Adams County,

for valuable consideration paid, grants(s) to THE NATURE CONSERVANCY, a non-profit corporation

whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Adams, in the State

of Ohio and in the Township of Green, (2) and in Military Survey Nos. 14804 and 15268, and bounded and described as follows, to-wit:

Beginning at a stone, corner to the property of The Nature Conservancy; thence S 34 deg 00 min W a distance of 363.00 feet; thence S 11 deg 00 min W a distance of 957.00 feet to an iron pin; thence S 51 deg 30 min W a distance of 191.78 feet; thence N 0 deg 30 min W a distance of 947.22 feet; thence N 51 deg 30 min E a distance of 198.00 feet to a stone; thence with two lines of said property of The Nature Conservancy, N 11 deg 25 min E a distance of 924.00 feet to a stone; thence N 34 deg 30 min E a distance of 363.00 feet to a stone; thence S 0 deg 2 min E 915.56 feet to the beginning, containing 11.64 acres more or less.

Being a part of the same premises conveyed to the grantors herein by deed recorded in Deed Book 205, page 291, of the Deed Records of Adams County, Ohio.

The above surveyed by Robert E. Satterfield No. 4238 West Union, Ohio July 1978. Save and except taxes and assessments due and payable in January, 1979, and thereafter, which the grantee herein assumes and agrees to pay.

Prior Instrument Reference: Vol. Page of the Deed Records of

County, Ohio.

(3) wife (husband) of the

Grantor releases all rights of dower therein. Witness their hand(s) this 18th day of September, 1978.

Signed and acknowledged in the presence of:

Vernon Stiver

WITNESS

Robert E. Satterfield

WITNESS

State of Ohio

County of Hamilton ss.

BE IT REMEMBERED, That on this 18th day of September, 1978, before me, the subscriber, a Notary Public in and for said county, personally came,

JOHN C. NEUPAUER and RUTH L. NEUPAUER, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

Vernon Stiver  
Notary Public

This instrument was prepared by Vernon Stiver  
Attorney at Law

VERNON SILVER, Attorney at Law

NOTARY PUBLIC-STATE OF OHIO

My Commission has no expiration

date, Section 247.02 R. O.

1. Name of Grantor(s) and marital status.

2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.

3. Delete whichever does not apply.

4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

585

APPROVED FOR TRANSFER

R. S. Satterfield

ADAMS COUNTY ENGINEER

J. Campbell

NOV 15 1978

14827

Film image  
of this  
document  
to the

ADAMS COUNTY

*S. C. Johnson*

78 PM 15 PM 12:03

511

QUIT CLAIM DEED

FROM

JOHN C. NEUPAUER  
and  
RUTH L. NEUPAUER

TO

THE NATURE CONSERVANCY,  
a non-profit corporation

Witness

Notary Public for the State of Colorado  
My Comm. Expires \_\_\_\_\_  
Notary Seal

985



346

## QUIT-CLAIM DEED \*

1 2 6 4

ADAMS COUNTY  
RECORDER  
REC'D. - FEB 10 1984

1984 JUL -9 AM 11:10

RUTH M. SKIDMORE, Unmarried (1), of Warren County, Ohio  
for valuable consideration paid, grants(s) to THE NATURE CONSERVANCY, Inc., whose tax-mailing address is  
328 East Hennepin Avenue, Minneapolis, Minnesota 55414  
the following REAL PROPERTY: Situated in the County of Adams in the State  
of Ohio and in the Township of Green : (2)

Beginning at a red oak snag on the hill, thence N. 27 3/4 deg. W. 11 poles to a stone ash and black walnut, thence N. 7 1/2 deg. WE 7/10 poles to a cedar near the old road, thence N. 61 1/4 deg. E. 5 4/10 poles to a cedar on the road side, thence North 45 deg. E. 8 6/10 poles to a stone near a spring, thence N. 75 deg. E. 31 4/10 poles to a beech a corner to land formerly owned by Patterson Young, thence N. 68 1/2 deg. W. 56 poles with line of said Young to a sugartree on a cliff in a southwesterly direction 90 poles to a large rock under said cliff thence down the hill south 77 1/2 deg. E. 46 poles to a stone crossing said branch at 33 poles; thence N. 52 3/4 deg. E. 20 poles to the beginning, containing twenty-eight acres of land part of Coans Survey No. 15336, save and except a right of way for a wagon road for Joseph E. Young through the said farm, where the old road now is.

Conditionally  
Approved For Transfer

S.H. Williams

Adams County Engineer

D. J. Brown

Prior Instrument Reference: Vol. 251 Page 111 of the Deed Records of Adams County, Ohio.

Witness her hand(s) this 22<sup>nd</sup> day of JUL, 1984.

Signed and acknowledged in the presence of:

WITNESS

WITNESS

Ruth M. Skidmore

State of Ohio

County of

Warren

SS.

BE IT REMEMBERED, That on this 22<sup>nd</sup> day of JUL, 1984, before me, the subscriber, a Notary Public in and for said county, personally came,

RUTH M. SKIDMORE the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

Notary Public my commission has no expiration date

This instrument was prepared by TRACY & LONG, Attorneys, Franklin, Ohio.

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamp

NOT  
TRANSFER FEE NECESSARY  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE



the following REAL PROPERTY: Situated in the County of Adams in the State  
of Ohio and in the Township of Green : (2)

Beginning at a red oak snag on the hill, thence N. 27 3/4 deg. W. 11 poles to a stone ash and black walnut, thence N. 7 1/2 deg. WE 7/10 poles to a cedar near the old road, thence N. 61 1/4 deg. E. 5 4/10 poles to a cedar on the road side, thence North 45 deg. E. 8 6/10 poles to a stone near a spring, thence N. 75 deg. E. 31 4/10 poles to a beech a corner to land formerly owned by Patterson Young, thence N. 68 1/2 deg. W. 56 poles with line of said Young to a sugartree on a cliff in a southwesterly direction 90 poles to a large rock under said cliff thence down the hill south 77 1/2 deg. E. 46 poles to a stone crossing said branch at 33 poles; thence N. 52 3/4 deg. E. 20 poles to the beginning, containing twenty-eight acres of land part of Coans Survey No. 15336, save and except a right of way for a wagon road for Joseph E. Young through the said farm, where the old road now is.

Conditionally  
Approved For Transfer

*S.H. Williams*  
Adams County Auditor

*D. J. Stone*

Prior Instrument Reference: Vol. 251 Page 111 of the Deed Records of Adams  
County, Ohio.

~~XXXXXX~~ Witness her hand(s) this 22<sup>nd</sup> day  
of JUL, 1984.

Signed and acknowledged in the presence of:

WITNESS

WITNESS

*Ruth M. Skidmore*  
Ruth M. Skidmore

State of Ohio

County of

Warren

SS.

BE IT REMEMBERED, That on this 22<sup>nd</sup> day of JUL, 1984, before me,  
the subscriber, a Notary Public in and for said county, personally came,

RUTH M. SKIDMORE the Grantor(s) in the  
foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

*Tracy & Long*  
Notary Public my commission  
has no expiration date

This instrument was prepared by TRACY & LONG, Attorneys, Franklin, Ohio.

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

NOT  
TRANSFER FEE NECESSARY  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

Auditor's and Recorder's Stamps

This Conveyance has been examined and the  
Grantor has complied with Section 519.302  
of the Revised Code.

FEES

EXEMPT

WM. J. STONE, County Auditor

JUL 9 1984

4- 103.78 Ac.

**Know All Men by These Presents**

That JOHN C. NEUPAUER and RUTH L. NEUPAUER, husband and wife,  
 of Adams County, Ohio,  
 in consideration of One (\$1.00) Dollar and other good and valuable considerations  
 to them in hand paid by THE NATURE CONSERVANCY, a non-profit corporation,  
 whose address is  
 do hereby **Grant, Bargain Sell and Convey**  
 to the said THE NATURE CONSERVANCY, their successors and assigns

xxxxxxxxxxxx

and assigns forever, the following described **Real Estate**, to-wit:  
 Being situated in Military Survey Nos. 14804 and 15268, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:  
 Beginning at a stone, corner to the property of The Nature Conservancy, thence with two lines of said property of The Nature Conservancy, N 19 deg 30 min W a distance of 1237.50 feet to a stone; thence N 84 deg 30 min W a distance of 396.00 feet to a stone; thence N 39 deg 30 min E a distance of 334.30 feet to a stone in the line of John Richards; thence with two lines of said Richards, S 61 deg 30 min E a distance of 495.00 feet to a stone; thence N 10 deg 05 min W a distance of 2368.60 feet to a stone, corner to Robert Harris; thence with two lines of said Harris, S 40 deg 00 min E a distance of 412.50 feet to a stone; thence S 85 deg 00 min E a distance of 363.00 feet to a stone near a branch; thence with four division lines through the original 80 acres and the original 53 acres, S 40 deg 52 min W a distance of 177.15 feet to a maple; thence S 23 deg 23 min E a distance of 1888.95 feet to a stone; thence S 79 deg 25 min E a distance of 378.65 feet to an iron pin; thence S 58 deg 41 min E a distance of 843.55 feet to a stone in the line of Elbert Stephenson; thence with his line S 4 deg 15 min E a distance of 1309.40 feet to a stone corner to the property of The Nature Conservancy; thence with four lines of said property of The Nature Conservancy N 75 deg 58 min W a distance of 1086.73 feet to a stone; thence S 75 deg 00 min W a distance of 495.00 feet to a stone; thence S 20 deg 00 min W a distance of 429.00 feet to a stone; S 48 deg 00 min W a distance of 264.00 feet to a stone; thence N 0 deg 2 min W 915.56 feet to the beginning, containing 103.78 acres, more or less.  
 Being a part of the same premises conveyed to the grantors herein by deed recorded in Deed Book 205, page 291, of the Deed Records of Adams County, Ohio.

Save and except taxes and assessments due and payable in January, 1979, and thereafter, which the grantee herein assumes and agrees to pay.

The above surveyed by Robert E. Satterfield No. 4238 West Union, Ohio  
 July & October 1978.

and all the **Estate, Right, Title and Interest** of the said grantor **S** in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

THE NATURE CONSERVANCY, their successors

~~XXXX~~ and assigns forever. And the said JOHN C. NEUPAUER and RUTH L. NEUPAUER,

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, and that they ~~will defend~~ the same against all claims of all persons who may claim.

APPROVED FOR RECORD:  
 R E Satterfield  
 ADAMS COUNTY REC.

J Campbell

NOV 15 1978

14827



and RUTH L. NEUPAUER,

who

hereby release all their right and expectancy of power in said premises, have hereunto set their hands, this 18th day of September in the year A.D. nineteen hundred and seventy-eight (1978).

Signed and acknowledged in presence of us:

Vernon StiverJohn C. NeupauerRuth L. NeupauerRuth L. NeupauerRuth L. NeupauerRuth L. Neupauer

State of Ohio,

County, ss.

On this 18th day of September, 19 78, before me, a Notary Public in and for said County, personally came JOHN C. NEUPAUER and RUTH L. NEUPAUER,

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Vernon Stiver

Notary Public

VERNON STIVER, Attorney at Law

NOTARY PUBLIC-STATE OF OHIO

My Commission has no expiration

Date, Section 247,02 A. D.

This instrument was prepared by Vernon Stiver  
Attorney at Law

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$

24.50

EXAMINED

Notary Public, State of Ohio

arranty Deed

JOHN C. NEUPAUER  
and  
RUTH L. NEUPAUER

To

NATURE CONSERVANCY,  
a-profit corporation

19

County Auditor

5-18-78

19 15 24

243 587

# WARRANTY DEED

TA.usmed 91332  
800

2274

LENNIE O. ABBOTT, a single man of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, Virginia 22209, whose tax mailing address is 1504 W. First Avenue, Columbus, OH 43212, the following **REAL PROPERTY**:

Situated in the Township of Brush Creek, County of Adams, and State of Ohio in Virginia Military Survey NO. 724.

Beginning at a 1/4 inch rebar (found), said rebar being the northeast corner of a 91.00 acre tract conveyed to Cline and Glessie Burke (Vol. 178, page 480 ACDR), thence with said Cline and Glessie Burke, N 75 deg 40 min 09 sec W 1839.07 feet to a rebar (set) in the line of the Nature Conservancy (Vol. 286, page 288, Parcel 1, ACDR); thence with said Nature Conservancy N 13 deg 47 min 39 sec E 678.22 feet to a stone (found), said stone being a corner of another tract of said Nature Conservancy (Vol. 285, page 567, ACDR); thence with the second mentioned tract of said Nature Conservancy for the next two calls, S 87 deg 00 min 14 sec E 1134.91 feet to a rebar (set); thence N 13 deg 49 min 30 sec E 1060.46 feet to a rebar (found); thence with five new division lines through the tract of which this is a part, S 36 deg 05 min 52 sec E 1498.30 feet to a rebar (set); thence S 89 deg 57 min 57 sec E 189.37 feet to a rebar (set); thence S 15 deg 48 min 28 sec E 851.77 feet to a rebar (set); thence N 78 deg 54 min 22 sec W 530.83 feet to a rebar (set); thence S 74 deg 09 min 02 sec W 571.60 feet to the place of beginning **CONTAINING 64.939 ACRES**, more or less, and being subject to all legal rights of way and easements of record.

The basis of all bearing is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in March, 1990.

Prior Instrument Reference: Vol. 214 , page 302 , of the Deed Records of Adams County, Ohio.

LENNIE O. ABBOTT, the Grantor, releases all rights of dower therein. Witness his hand(s) this 19 day of September 1990.

Signed and acknowledged in the presence of:

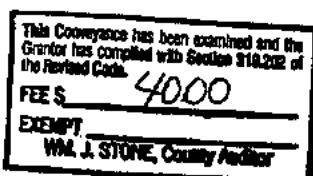
Robert D. Castor  
Robert D. Castor

Lennie O. Abbott  
LENNIE O. ABBOTT

Sheila Browning  
Sheila Browning

STATE OF OHIO COUNTY OF ADAMS ss:

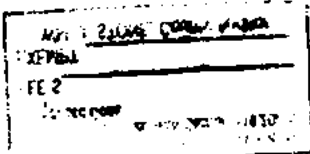
BE IT REMEMBERED, That on this 19 day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came LENNIE O. ABBOTT, a single man, the Grantor(s) in the



TRANSFERRED 9-19-1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 500

ACCEPTABLE FOR TRANSFER

Per SGH # 22585  
9-19-90



RECEIVED FOR RECORD

foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

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

Shirley Browning

Notary Public  
Comm. Expires June 1, 1994

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

SEPT 19, 90 3:56 PM

RECORDED  
VOL. 288 PAGE 800  
BILL McHENRY

# WARRANTY DEED

National Graphics Corp., Col., O.  
Form No. 112-B

## Know all Men by these Presents

That ALVIN E. ABERNATHY and RUTH H. ABERNATHY, husband and wife

of the City of Cincinnati, County of Hamilton  
and State of Ohio Grantors, in consideration of the sum of  
one dollar and other good and valuable considerations  
to them paid by THE NATURE CONSERVANCY

of the Township of Brush Creek, County of Adams  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee  
THE NATURE CONSERVANCY

following Real Estate It's Successors ~~XXXXX~~ and assigns forever, the  
in the State of OHIO situated in the County of ADAMS  
BRUSH CREEK and in the TOWNSHIP of  
and bounded and described as follows:

30.231 acres lying adjacent to the property of THE NATURE CONSERVANCY and Harold Allen and the cemetery of the Trustees of Brush Creek Township.

Military Survey # 2822

BEGINNING at a concrete monument found and a corner to a 91 acres of Harold and Frances Allen as recorded in Volume 183, page 299 and a corner to the property of THE NATURE CONSERVANCY and at the southeast corner of the original 68 1/2 acres;

thence with two lines of said property of THE NATURE CONSERVANCY, N. 73 deg. 26 min. 20 sec. W. a distance of 610.98 feet to an iron pin found;

thence N. 18 deg. 19 min. 00 sec. W. a distance of 915.63 feet to an iron pin found and a corner to the property of the Trustees of Brush Creek Township (cemetery);

thence with two lines of said property, N. 17 deg. 35 min. 39 sec. E. a distance of 114.47 feet to an iron pin found;

thence N. 11 deg. 13 min. 58 sec. W. a distance of 179.40 feet to an iron pin found and a corner to said property;

thence with two division lines through the original 68 1/2 acres, N. 62 deg. 52 min. 09 sec. E. a distance of 470.00 feet to an iron pin set;

thence S. 73 deg. 16 min. 59 sec. E. a distance of 886.00 feet to an iron pin set in the east line of the original 68 1/2 acres and in the line of the aforementioned Harold Allen;

thence with said Allen's line, S. 16 deg. 58 min. 23 sec. W. a distance of 1346.61 feet to the beginning,

CONTAINING 30.231 ACRES more or less,

part of the original 68 1/2 acres of the premise transferred to ALVIN E. ABERNATHY, in Vol. 213, page 14 and subject to all legal highways and easements. Bearings are

Last Transfer: Deed Record Volume Page  
magnetic. SURVEYED: ROBERT E. SATTERFIELD, RLS # 4238, WEST UNION, OHIO  
MARCH 14, 1985. LAST TRANSFER: VOLUME 213, PAGE 14.

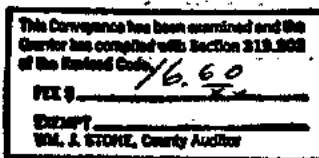
To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee THE NATURE CONSERVANCY

And the said Grantors, ALVIN E. ABERNATHY and RUTH H. ABERNATHY It's Successors ~~XXXXX~~ and assigns forever.

do hereby covenant with the said Grantee THE NATURE CONSERVANCY for themselves and their heirs,

Approved For Transfer

It's Successors ~~XXXXX~~ and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

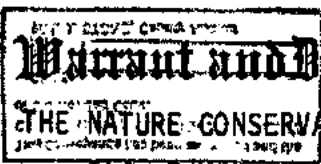


APR 11 1985

20728

715

and that they will forever appurtenances, unto the said Grantee



Warrant and Defend

the same, with the

against the lawful claims of all persons whomsoever

XXXXX and assigns

In Witness Whereof the said Grantor  
ALVIN E. ABERNATHY and RUTH H. ABERNATHY.

who hereby release their rights of dower in the premises, having hereunto set their hand, this 12 day of April in the year of our Lord one thousand nine hundred and eighty five (19 85)

Signed and acknowledged in presence of

X James H. Kamm  
X John Kamm

X Alvin E. Abernathy  
ALVIN E. ABERNATHY  
X Ruth H. Abernathy  
RUTH H. ABERNATHY

The State of OHIO

ADAMS County ss.

Be it Remembered That on this 12 eleventh day of April, A.D. 19 85, before me, the subscriber, a notary public in and for said county, personally came the above named

ALVIN E. ABERNATHY and RUTH H. ABERNATHY

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid:

X James H. Kamm  
JAMES H. KAMM  
Notary Public, State of Ohio  
My Commission Expires March 14, 1988

This instrument was prepared by WILSON, WILSON & WILSON, ATTYS., West Union, Ohio 45693/s1

ADAMS COUNTY  
RECORDER

REC'D - FEES 10.00

1985 APR 12 PM 1:05

RECORDED 115  
VOL. 265 PAGE 115  
BILL McHENRY

Warranty Deed

TO  
563

TO

Transferred 4/12/85  
WILSON & WILSON  
ADAMS COUNTY AUDITOR  
FEE 3.50

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Adams

RECEIVED FOR RECORD ON THE

12 day of April 1985  
at 1:05 o'clock P.M.  
and RECORDED April 12 1985 in  
DEED BOOK 265 PAGE 115

Bill McHenry  
COUNTY RECORDER

RECORDERS FEE \$ 10.00



# Know All Men by These Presents:

*S.H. Wallingford*  
Adams County Engineer

*O. Hanson*

FEB 27 1984

15791

That

JOHN C. NEUPAUER and RUTH L. NEUPAUER, Husband and Wife

in consideration of one dollar and other good and valuable considerations

to — them paid by THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

whose address is 1800 North Kent, Arlington, Virginia 22209

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY

successors and  
its ~~heirs and~~ assigns forever,

## TRACT I:

the following described **Real Estate**, Being situated in Military Survey Nos. 8471, 15268 and 15543, in the Township of Brush Creek, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a spike found in the centerline of Tulip Road and a corner to Ethel Kelsey as recorded in Volume 206, Page 272 and Elizabeth Schroer as recorded in Volume 219, page 444; thence with the property lines between said Kelsey and said Schroer for the next three calls, S 42 deg 06 min W a distance of 380.98 feet to a stone by a white oak; thence S 72 deg 32 min W a distance of 225.85 feet to a stone found; thence N 72 deg 00 min W a distance of 341.80 feet to an iron pin found and a corner to said Kelsey and being the real point of beginning; thence with five lines of said Schroer, S 4 deg 03 min E a distance of 323.35 feet to an iron pin found; thence S 58 deg 00 min E a distance of 148.50 feet to an iron pin found; thence S 48 deg 00 min W a distance of 165.00 feet to an iron pin found by a chestnut stump; thence S 4 deg 03 min E a distance of 779.50 feet to an iron pin set by a chestnut stump on a ridge; thence S 55 deg 00 min W a distance of 264.00 feet to an iron pin set and a corner to Elbert Stephenson; thence with five lines of said Stephenson, S 59 deg 26 min 58 sec W a distance of 610.51 feet to an iron pin set; thence N 88 deg 10 min W a distance of 297.00 feet to an iron pin set; thence S 24 deg 50 min W a distance of 412.50 feet to an iron pin set; thence S 79 deg 50 min W a distance of 1259.17 feet to an iron pin set; thence S 4 deg 15 min E a distance of 912.15 feet to a stone found and a corner to the property of the Nature Conservancy; thence with a line of said property, N 58 deg 41 min W a distance of 843.55 feet to an iron pin found in the line between Green and Brush Creek Townships; thence with two lines of said townships and with two division lines through the original tract, N 22 deg 51 min 26 sec E a distance of 2100.00 feet to an iron pin set; thence N 28 deg 49 min 51 sec W a distance of 400.00 feet to an iron pin set in the line of David A. Jones; thence with said Jones' line N 45 deg 12 min 00 sec E a distance of 218.00 feet to an iron pin found and a corner to Thomas C. Smith; thence with said Smith's line, N 42 deg 51 min 12 sec E a distance of 1795.65 feet to an iron pin set in the line of the aforementioned Ethel Kelsey; thence with said Kelsey's lines for the next three calls, S 36 deg 04 min 45 sec E a distance of 756.64 feet to an iron pin set; thence S 28 deg 52 min 50 sec W a distance of 254.00 feet to an iron pin set; thence S 79 deg 18 min E a distance of 725.65 feet to the beginning, CONTAINING 136.766 ACRES, more or less, being a part of the premises transferred to John C. Neupauer in Vol. 205, Page 291 and subject to all legal highways and easements. Bearings are magnetic and based upon the N 45 deg 12 min 00 sec E line



A survey of this property was made by Robert Satterfield, Surveyor # 4238, West Union, OH on May 6, 1983. 48

TRACT II

Being situated in Military Survey No. 15268 in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at an iron pin found north of Hamm Road and a corner to Thomas C. Smith and David A. Jones as recorded in Volume 198, page 324; thence with the property lines between said Smith and Jones, for the next two calls, S 29 deg 00 min E a distance of 1004.68 feet to an iron pin found; thence S 47 deg 00 min E a distance of 938.97 feet to an iron pin found and a corner to said Smith and Jones; thence with said Jones' line, S 45 deg 12 min 00 sec W a distance of 218.00 feet to an iron pin set in said Jones' line and being in a township line between Green and Brush Creek Townships and being the real point of beginning; thence with two township lines and with two division lines through the original tract, S 28 deg 49 min 51 sec E a distance of 400.00 feet to an iron pin set; thence S 22 deg 51 min 26 sec W a distance of 2100.00 feet to an iron pin found and a corner to the property of the Nature Conservancy; thence with three lines of said property, N 79 deg 25 min W a distance of 378.65 feet to a stone found; thence N 23 deg 23 min W distance of 1888.95 feet to an iron pin set by a maple; thence N 40 deg 52 min E a distance of 177.15 feet to a stone near a branch found and in the line of the aforementioned David A. Jones; thence with two lines of said Jones S 85 deg 00 min E a distance of 1179.18 feet to an iron pin found; thence N 45 deg 12 min 00 sec E a distance of 640.00 feet to the beginning, CONTAINING 52.124 ACRES, more or less, being a part of the premises transferred to John C. Neupauer in Volume 205, page 291 and subject to all legal easements. Bearings are magnetic and based upon the N 45 deg 12 min 00 sec E line

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on May 6, 1983.

and all the **Estate, Title and Interest** of the said JOHN C. NEUPAUER

and RUTH L. NEUPAUER

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said NATURE CONSERVANCY

its successors and ~~heirs and assigns~~ forever.

**And the said** JOHN C. NEUPAUER and RUTH L. NEUPAUER

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said

NATURE CONSERVANCY

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever.



Beginning at a reference point at an iron pin found north of Hamm Road and a corner to Thomas C. Smith and David A. Jones as recorded in Volume 198, page 324; thence with the property lines between said Smith and Jones, for the next two calls, S 29 deg 00 min E a distance of 1004.68 feet to an iron pin found; thence S 47 deg 00 min E a distance of 938.97 feet to an iron pin found and a corner to said Smith and Jones; thence with said Jones' line, S 45 deg 12 min 00 sec W a distance of 218.00 feet to an iron pin set in said Jones' line and being in a township line between Green and Brush Creek Townships and being the real point of beginning; thence with two township lines and with two division lines through the original tract, S 28 deg 49 min 51 sec E a distance of 400.00 feet to an iron pin set; thence S 22 deg 51 min 26 sec W a distance of 2100.00 feet to an iron pin found and a corner to the property of the Nature Conservancy; thence with three lines of said property, N 79 deg 25 min W a distance of 378.65 feet to a stone found; thence N 23 deg 23 min W a distance of 1888.95 feet to an iron pin set by a maple; thence N 40 deg 52 min E a distance of 177.15 feet to a stone near a branch found and in the line of the aforementioned David A. Jones; thence with two lines of said Jones S 85 deg 00 min E a distance of 1179.18 feet to an iron pin found; thence N 45 deg 12 min 00 sec E a distance of 640.00 feet to the beginning, CONTAINING 52.124 ACRES, more or less, being a part of the premises transferred to John C. Neupauer in Volume 205, page 100, and all easements. Bearings are magnetic and based upon the line

A survey of this property was made West Union, Ohio on May 6, 1983.

Page 2  
(bottom)

Surveyor No. 4238,

and all the **Estate, Title and Interest** of the said JOHN C. NEUPAUER

and RUTH L. NEUPAUER

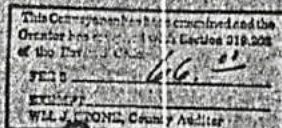
either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said NATURE CONSERVANCY

its successors and ~~heirs~~ assigns forever.

**And the said** JOHN C. NEUPAUER and RUTH L. NEUPAUER

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said NATURE CONSERVANCY

that they are its successors and ~~heirs~~ assigns, the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever.



TRANSFER FEE  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

FEB 27 1984

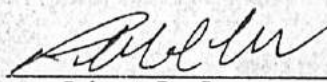


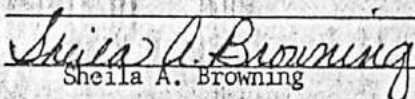
In Witness Whereof, The said

JOHN C. NEUPAUER and RUTH L. NEUPAUER

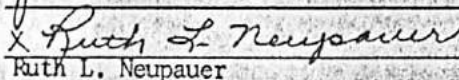
~~who hereby release all right and interest in the said premises~~  
~~do~~ have hereunto set their hands this  
25th day of February 19 84.

Signed and acknowledged in presence of—

  
Robert D. Castor

  
Sheila A. Browning

  
John C. Neupauer

  
Ruth L. Neupauer

State of OHIO

County of ADAMS

SS.

Be it Remembered, That on the 25th day  
of February, 1984,

notary public

before me, the subscriber, a  
in and for said county, personally came

JOHN C. NEUPAUER and Ruth L. Neupauer, husband and wife

ADAMS COUNTY  
RECORDER

REC'D - FEES 12.00

1984 FEB 27 PM 1:15

the grantors in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

RECORDED  
VOL. 162 PAGE 47  
ROBERT B. BLANTON

In Testimony Whereof, I have hereunto subscribed  
my name and affixed my seal  
on the day and year last aforesaid.



This instrument was prepared by

ROBERT D. CASTOR  
CASTOR & FOSTER  
228 North Market Street  
West Union, OH 45693

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (N.C. § 210-20)

Notice: If it is not possible to  
guarantee the quality of the document  
being filmed

# Warranty Book

FROM

JOHN C. NEUPAULER AND RUTH L.  
NEUPAULER

TO

THE NATURE CONSERVANCY



INDEXED

SHERIFF'S DEED IN PARTITION  
(Public Sale)

1031

2-33-1000  
File- BR/Taylor / Legal  
Approved For Transfer  
J.H. Wallingford  
Adams County Engineer  
# 375  
K. Willman  
JUN 6 1983

KNOW ALL MEN BY THESE PRESENTS, that Whereas on the 10 day of August, 1982, Cecil Taylor and Linda Grooms filed their Complaint in the Court of Common Plea of Adams County, Ohio, against Bessie Taylor, etal, demanding partition of the following described Real Estate, said action being entered as Case # 82 CIV 231 in Appearance Docket # 49, Page # 45; and

Whereas, such proceedings were had upon said partition, that on the 23rd day of December, 1982, after due appraisal of said Real Estate, the Sheriff of Adams County was ordered to sell said Real Estate at public auction.

Whereupon, Louis Fulton, Sheriff of Adams County, pursuant to said Order, having caused the same to be duly advertised, did on the 21st day of May, 1983, sell said Real Estate at public action to THE NATURE CONSERVANCY of 1504 W. First Avenue, Columbus, Ohio 43212 for the sum of THIRTEEN THOUSAND

(\$13,000.00 ) Dollars, being in excess of two-thirds of the value returned by the Commissioners, which sale was afterwards, on the 23rd day of May, 1983, approved and confirmed by said Court and the Sheriff ordered to execute and deliver a deed in fee simple to the purchaser of said Real Estate, all of which will more fully appear by reference to the record of said Court.

Now therefore, Louis Fulton, Sheriff of Adams County, in consideration of the premises and by virtue of the powers in him vested by law, does by these presents, Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, its successors and assigns the following described Real Estate:

DESCRIPTION of 35.788 acres as per new survey along William Taylor Road adjacent to the Nature Conservancy, Andy Abbott, Eugene Belt, Rodney I. Crouse, Forrest Stewart and Roy Engman. Situated in Military Survey # 12781 and 12888 in the Township of Brush Creek, County of Adams and in the State of Ohio, and bounded and described as follows:

BEGINNING at an iron pin set in the line of a 9.40 acres of Eugene Belt and a corner to Mount Armenia Cemetery and at the southeast corner of the original 40 acres; thence with said Belt's line and the line of Andy Abbott, N. 85 deg. 28 min. 18 sec. W., crossing William Taylor Road, a distance of 849.57 feet to an iron pin set in the stump of a cedar and a corner to the property of the Nature Conservancy; thence with three lines of said property, N. 83 deg. 42 min. 56 sec. W. a distance of 1449.02 feet to an iron pin set; thence N. 35 deg. 46 min. 00 sec. E. a distance of 1024.66 feet to an iron pin found; thence S. 62 deg. 07 min. 50 sec. E. a distance of 47.08 feet to an iron pin set and a corner to Roy Engman; thence with said Engman's line, S. 76 deg. 59 min. 20 sec. E. a distance of 1044.77 feet to an iron pin found in the centerline of the aforementioned William Taylor Road and a corner to Forrest Stewart; thence with said Stewart's line, S. 79 deg. 57 min. 37 sec. E. a distance of 352.36 feet to an iron pin found in the line of Rodney I. Crouse, Sr.;

553

554

thence with two lines of said Crouse, S. 42 deg. 59 min. 01 sec. E. a distance of 381.13 feet to an iron pin found;  
thence S. 22 deg. 17 min. 24 sec. E. a distance of 247.12 feet to an iron pin found and a corner to the aforementioned Mount Armenia Cemetery;  
thence with two lines of said Cemetery, S. 74 deg. 35 min. 46 sec. W. a distance of 98.89 feet to an iron pin set;  
thence S. 6 deg. 33 min. 25 sec. E. a distance of 205.98 feet to the beginning,

CONTAINING 35.788 ACRES more or less,  
being a corrected description of the premises transferred to William Taylor in Vol. 167, Page 169 and subject to all legal highways and easements.

Bearings are magnetic and based upon the S. 76 deg. 59 min. 20 sec. E. line.

SURVEYED: ROBERT E. SATTERFIELD, # 4238, WEST UNION, OHIO  
FEBRUARY 7, 1983

TO HAVE AND TO HOLD said premises with all and singular the rights, easements and appurtenances, and all the rents, issues and profits thereof, to the said THE NATURE CONSERVANCY, its successors and assigns forever.

IN WITNESSES OF, LOUIS FULTON, Sheriff of Adams County, as aforesaid, does hereby set his hand and official seal at West Union, Ohio, on this 3, day of June, 1983.

Signed and acknowledged  
in the Presence of:

Mary P. Knapp  
Harry W. Bowman

Louis Fulton  
LOUIS FULTON  
Sheriff of Adams County, Ohio

STATE OF OHIO  
ADAMS COUNTY

BE IT REMEMBERED on this 3, day of June, A.D., 1983 before me, the subscribed a Notary Public, in and for said county, personally came the above named LOUIS FULTON, Sheriff of Adams County, Ohio, and acknowledged the signing of the foregoing to be his voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid:

Lucille Hill  
Notary Public, State of Ohio

LUCILLE HILL  
Notary Public, State Of Ohio  
My Commission Expires Sept. 14, 1984

TRANSFER FEE  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

35¢

ADAMS COUNTY  
RECORDER  
REC'D. - FEES

10.00 pd.

1983 JUN -6 PM 2:47

JUN. 6 1983

RECORDED  
VOL. 259 PAGE 553  
ROBERT G. BLANTON

This Conveyance has been examined and the Grantor has complied with Section 318.203 of the Revised Code.	
FEE \$	13.00
EXEMPT	
WILL J. STONE, County Auditor	

THIS INSTRUMENT WAS PREPARED BY: WILSON, WILSON & WILSON  
ATTORNEYS AT LAW  
108 E. MULBERRY STREET  
WEST UNION, OHIO 45693



041 416

# Know All Men by These Presents:

1958

That<sup>(1)</sup>

WAYNE A. BACHAND, SR.  
An Unmarried Man

of New Carlisle ~~County~~, Ohio,

in consideration of One dollar and other good and valuable considerations

to him paid by THE NATURE CONSERVANCY, A non-profit  
Corporation of the District of Columbia  
Principal Office: 1815 North Lynn Street, Arlington, VA 22209

whose address is (tax mailing) is Ohio Field Office, 6375 Riverside Drive  
Suite 50, Dublin, OH 43017  
the receipt whereof is hereby acknowledged, do es hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY, A non-profit  
Corporation of the District of Columbia

it's successors heirs and assigns forever,

the following described **Real Estate**:<sup>(2)</sup>

Situated in the Township of Brush Creek, in the County of Adams,  
and State of Ohio. Military Survey No. 14765 and 14766.

Beginning at a spike in the centerline of Cline Road and a corner  
to a 2.51 acres of Wm. R. Hall and a corner of the original  
363.91 acres of which this was a part; thence with said Hall's  
line and a line of the property of the Nature Conservancy,  
N. 7 deg. 19 min. E., passing a stone at a corner to said property  
at 271.94 feet, a distance of 719.88 feet to an iron pin in the  
line of said Nature Conservancy; thence with a division line through  
the original 363.91 acres, S. 43 deg. 50 min. E., passing an  
iron pin at 687.99 feet, a distance of 713.22 feet to an iron  
pin in the centerline of a 50 feet wide right of way hereby  
granted; thence with said centerline for the next five calls,  
S. 38 deg. 29 min. W. a distance of 64.20 feet to an iron pin;  
thence S. 74 deg. 06 min. W. a distance of 100.65 feet to an iron  
pin; thence S. 21 deg. 56 min. W. a distance of 171.66 feet to an  
iron pin; thence S. 1 deg. 53 min. W. a distance of 81.74 feet  
to an iron pin; thence S. 36 deg. 50 min. W. a distance of  
58.84 feet to a spike in the centerline of the aforementioned  
Cline Road; thence with said centerline for the next three calls,  
N. 70 deg. 00 min. W. a distance of 128.74 feet to a spike;  
thence N. 61 deg. 50 min. W. a distance of 221.54 feet to a spike;  
thence N. 60 deg. 02 min. W. a distance of 35.35 feet to the be-  
ginning, CONTAINING 6.25 ACRES more or less, part of the premises  
transferred to James V. Ditmer, et al in Volume 248, page 783 and  
subject to all legal easements and included with and subject to  
the above mentioned 50 feet wide right of ways from Cline Road  
and is to be used by grantor and grantee for ingress and egress.

Surveyed: Keith C. Swearingen RLS No. 6215, West Union, Ohio, Approved By Transfer  
March, 1980.

LAST TRANSFER: O.R. 29, page 891

RECEIVED APR 17 1998

APR 29 1997



TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 318.202 O.R.C.  
EXEMPT \_\_\_\_\_  
MAY 09 1997  
CONVEYANCE FEE: 9.40  
TRANSFER FEE: 50¢  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

and all the **Estate, Title and Interest** of the said grantor  
WAYNE A. BACHAND, SR.

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, A non-profit corporation of the  
District of Columbia

it's successors ~~heirs~~ and assigns forever.

**And the said**  
WAYNE A. BACHAND, SR.

for himself and his heirs, executors and administrators,  
does hereby **Covenant** with the said

THE NATURE CONSERVANCY, A non-profit corporation of the  
District of Columbia

that he is the true and lawful owner of the said premises,  
and has full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That he does Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.

041 417

**In Witness Whereof,** *the said*

WAYNE A. BACHAND, SR.

who hereby release <sup>s</sup> all his right and expectancy of **Dower** in said premises, has hereunto set his hand this  
09th day of May 1997.

Signed and acknowledged in presence of:

COOL  
DAVID D. WILSON, JR.

Linda Glasgow  
LINDA GLASGOW

Wayne A. Bachand Sr  
WAYNE A. BACHAND, SR.

State of OHIO

County of

ADAMS

SS.

**Be it Remembered,** That on this

09th

day

of May

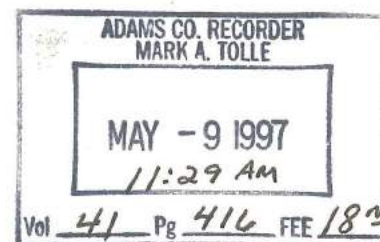
, 19 97 ,

Notary Public

WAYNE A. BACHAND, SR.

before me, the subscriber, a  
in and for said state, personally came

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.



**In Testimony Whereof,** I have hereunto subscribed  
my name and affixed my seal  
on the day and year last aforesaid.



COOL  
DAVID D. WILSON, JR.  
Notary Public, State of Ohio  
Commission Expires: 2/18/98

This instrument was prepared by WILSON LAW OFFICE  
108 E. Mulberry Street  
West Union, OH 45963/ldg

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



448

**WARRANTY DEED**

RODNEY BALL an unremarried divorced man, and ROSEMARY BALL, an unremarried divorced woman, of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non profit corporation of the District of Columbia, whose tax mailing address is 1504 West First St., Columbus, OH 43212, the following REAL PROPERTY:

In the Township of Brush Creek, County of Adams, State of Ohio, Military Survey No. 2615, and bounded and described as follows:

Beginning at a spike (set) at the intersection of the centerlines of Cole Road (C-50A) and Earl Cluxton Road (T-423) and in the north line of Wilma Batchler (Vol. 243, page 152, ACDR), thence with the centerline of said Cole Road for the next four calls, N 5 deg 01 min 46 sec E 222.95 feet to a spike (set); thence N 8 deg 29 min 55 sec E 116.68 feet to a spike (set); thence N 19 deg 13 min 48 sec E 116.68 feet to a spike (set); thence N 25 deg 04 min 04 sec E 16.79 feet to a spike (found), said spike being a corner of Wendell A. and Betty Joann Cole, (Vol. 234, page 47, ACDR); thence leaving said Cole Road and with said Wendell A. and Betty Joann Cole, S 83 deg 42 min 57 sec E 2971.75 feet to a rebar (found) in the line of William D. and Peggy Bennington (Vol. 175, page 80 ACDR); thence with said William D. and Peggy Bennington, S 15 deg 15 min 01 sec W 749.87 feet to a rebar (set), said rebar being a corner of the Nature Conservancy (Vol. 268 page 91, ACDR); thence with the said Nature Conservancy and also with Richard A. and Barbara S. Thatcher (Vol. 272, page 36, ACDR) N 86 deg 34 min 38 sec W, passing a rebar (found) at 2303.35 feet, a total distance of 2633.78 feet to a rebar (set) at an elm; thence continuing with said Richard A. and Barbara S. Thatcher and also with said Wilma Batchler, N 62 deg 43 min 25 sec W 375.41 feet to the place of beginning CONTAINING 55.654 ACRES more or less, and being subject to all legal rights of way and easements of record.

The basis of all bearing is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in January 1990.

Prior Instrument Reference: Vol. 231, page 724, of the Deed Records of Adams County, Ohio.

Rodney Ball and Rosemary Ball, the Grantor, releases all rights of dower therein. Witness their hand(s) this 28th day of February 1990.

Signed and acknowledged in the presence of:

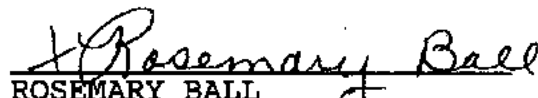
Sheila Browning  
Sheila Browning

Rodney Ball  
RODNEY BALL

ACCEPTABLE FOR TRANSFER

Per SGP/Red 2-28-90  
#22372


  
Robert D. Castor

  
ROSEMARY BALL

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 28th day of February, 1990, before me, the subscriber, a notary public in and for said state, personally came Rodney Ball and Rosemary Ball, both unmarried divorced people, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

TRANSFERRED 228 1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

FEB 28 90 1:53 PM

RECORDED  
VOL. 286 PAGE 336  
BILL McHENRY

This Conveyance has been examined and the Grantor has complied with Section 223101 of the Revised Code.  
FEE \$ 45.00  
WILLIAM J. STONE, COUNTY AUDITOR

**GENERAL WARRANTY DEED \***

MARK BATCHLER and YVONNE BATCHLER

husband and wife

(1), of

County,

for valuable consideration paid, grant(s), with general warranty covenants, to THE NATURE  
CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax-mailing address is  
1504 W. First Avenue, Columbus, OH 43212

the following **REAL PROPERTY**: Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek (2)

**BEGINNING** at a spike in the centerline of Cole Road and a corner to a  
1.00 acre of Russell Cohn and at the northwest corner of the original  
tract and in the line of Elmer R. Fields; thence with two lines of said  
Fields, S 63 deg 25 min E a distance of 645.08 feet to an iron pin;  
thence S 87 deg 18 min E a distance of 2636.22 feet to an iron pin at  
the northeast corner of the original tract; thence S 12 deg 53 min W  
a distance of 779.75 feet to an iron pin; thence S 50 deg 13 min W,  
crossing Cedar Run, a distance of 195.48 feet to an iron pin; thence  
N 46 deg 22 min W a distance of 273.20 feet to an iron pin; thence S  
83 deg 45 min W, crossing Cedar Run, a distance of 251.63 feet to an  
iron pin on the west side of Cedar Run; thence S 88 deg 29 min W a  
distance of 169.25 feet to an iron pin; thence N 83 deg 45 min W,  
crossing an existing right of way through the above described property,  
a distance of 2792.49 feet to an iron pin, corner to Lawrence York  
and Thomas R. Bennington; thence with said Bennington's line and the  
line of the forementioned Russell Cohn, N 31 deg 11 min E a distance  
of 979.10 feet to the beginning, CONTAINING 58.83 ACRES, more or less,  
being a consolidation of the premises transferred to James Branham, Jr.  
in Vol. 201, page 544 and subject to all legal highways and easements  
CONTINUED ON REVERSE

Prior Instrument Reference: Vol. 261 Page 266 of the Deed Records of Adams

County, Ohio. MARK BATCHLER and YVONNE BATCHLER

(3) ~~wife (husband)~~ of the

Grantor releases all rights of dower therein. Witness their hand(s) this 23 day  
of October, 1985.

Signed and acknowledged in the presence of:

WITNESS Robert D. Castor

WITNESS Sheila Browning

MARK BATCHLER

YVONNE BATCHLER

State of Ohio

County of Adams

ss.

**BE IT REMEMBERED**, That on this 23 day of October, 1985, before me,  
the subscriber, a notary public in and for said county, personally came,

MARK BATCHLER and YVONNE BATCHLER the Grantor(s) in the  
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

SHEILA ANN BROWNING

Notary Public, State of Ohio

My Commission Expires May 27, 1989

This instrument was prepared by

**CASTOR & FOSTER**  
**ATTORNEYS AT LAW**  
228 N. MARKET STREET  
WEST UNION, OHIO 45693

1. Name of Grantor(s) and marital status.

2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessment.

3. Delete whichever does not apply.

4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

This Conveyance has been recorded and the Grantor(s) have acknowledged the same.	
of any.	43.00
FEE	
EXEMPT	
WILL J. STONE, County Auditor	

Auditor's and Recorder's Stamps

TRANSFERRED 10/24/85  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 354

and subject to the above mentioned right of way easements.  
Surveyed: Robert E. Satterfield, #4238, West Union, OH November, 1974.

**SAVE AND EXCEPT:**

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek in Military Survey #2615.

Beginning at a spike in the centerline of Cole Road and a corner to a 1.00 acre of Russell Cohn; thence with the centerline of Cole Road and the centerline of Cluxton Road extended, S 63 deg 25' E a distance of 388.10 feet to an iron pin at the point of intersection of the centerlines of Cluxton Road; thence with said centerline for the next three calls, S 13 deg 16' W a distance of 335.97 feet to a spike; thence S 20 deg 06' W a distance of 118.80 feet to a spike; thence S 29 deg 07' W a distance of 337.55 feet to a spike in said centerline and in the line of the original 58.83 acres thence with said line, N 83 deg 04' W a distance of 576.07 feet to an iron pin and a corner to Lawrence York; thence with said York's line and the lines of Orville Cohn and the aforementioned Russell Cohn, N 31 deg 11' E a distance of 979.10 feet to the beginning, containing 9.87 acres more or less, being a part of the original 58.83 acres of the premises transferred to Batchler Heating Service in Vol. 236, page 625, and subject to all legal highways and easements.

Surveyed: Robert E. Satterfield, #4238, West Union, OH September, 1978.

Being a portion of the same premises as described in Deed Book 236, page 625, Adams County, Ohio Records.

LAST TRANSFER: Vol. 243, page 152

Approved For Transfer

*A.H. Wellington*

Adams County Engineer

*R. Davis*

# 11024

OCT. 24 1985

**GENERAL WARRANTY DEED**

1955

FROM

MARK BATCHLER, et al

TO

THE NATURE CONSERVANCY

ADAMS COUNTY

RECORDER

RECD. - FEES 10.00 pd

1985 OCT 24 AM 9:51

RECORDED

PAGE 91

BILL McHENRY



## GENERAL WARRANTY DEED

2273

796

The Nature Conservancy <sup>(1)</sup> non-profit  
 the laws of the State of District of Columbia  
 for valuable consideration paid, grants, with general warranty covenants, to  
 Lennie O. Abbott, whose tax-mailing address is  
 757 Anderson Hill, Blue Creek, Ohio 45616  
 the following **REAL PROPERTY**: Situated in the County of Adams in the State  
 of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated  
 by reference herein for legal description.

This conveyance is subject to those restrictions set out in Exhibit B and  
 to all other rights, restrictions and easements of record.

Prior Instrument Reference: Vol. 286 Page 288 of the Deed Records of Adams  
 County, Ohio, and Vol. 287, Page 87 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed  
 hereto by Russell Van Herik <sup>vice</sup> its president, and Jane Prohaska <sup>assistant</sup> its secretary,  
 thereunto duly authorized by resolution of its board of directors, this 4th day of Sept. 1990.  
 Signed and acknowledged in the presence of:

Rose T. Strasser  
 WITNESS Rose T. Strasser

Donna Riggs  
 WITNESS Donna Riggs

THE NATURE CONSERVANCY (3)

by Russell Van Herik  
 Russell Van Herik Vice President

Jane Prohaska  
 Jane Prohaska Assistant Secretary

State of Ohio Minnesota

County of Hennepin ss.

**BE IT REMEMBERED**, That on this 4th day of September, 1990, before me,  
 the subscriber, a notary public in and for said state, personally came Russell  
 Van Herik, Vice, president, and Jane Prohaska, Assistant secretary, of the Grantor in the  
 foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and  
 deed, pursuant to authority of its board of directors.

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



Susan M. Bergman  
 Susan M. Bergman, Notary Public

This instrument was prepared by Jane Prohaska, Regional Counsel, The Nature Conservancy,  
 1313 Fifth Street S.E., Minneapolis, MN 55414.

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps



TRACT 3

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 724, and also being part of a 76.941 acre tract conveyed to The Nature Conservancy as recorded in Volume 286, Page 288, Parcel 2, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (set) in the centerline of State Route No. 348, said spike being the northeast corner of a 1.56 acre tract conveyed to Ray B. and Judy L. Johnson (Volume 247, Page 239, A.C.D.R.), thence with the centerline of said State Route No. 348 for the next two (2) calls, S.72°-38'-23"E. 29.94 feet to a spike (set); thence S.72°-42'-03"E. 397.49 feet to a spike (found), said spike being a corner of Cline and Glessie Burke (Volume 178, Page 480, A.C.D.R.); thence leaving said State Route NO. 348 and with said Cline and Glessie Burke, S.13°-10'-26"W. 201.15 feet to a rebar (set); thence with a new division line through the tract of which this is a part, N.72°-36'-34"W. 442.52 feet to a one inch diameter pipe (found), said pipe being a corner of said Ray B. and Judy L. Johnson; thence with said Ray B. and Judy L. Johnson, N.17°-28'-38"E. 199.95 feet to the place of beginning containing 2.000 acres, more or less, and being subject to all legal rights-of-way and easements of record.

TRACT 4

Situate in the township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 2615, and also being part of a 76.941 acre tract conveyed to The Nature Conservancy as recorded in Volume 286, Page 288, Parcel 2, Adams County Deed Records, and being bounded and described as follows:

Beginning at a one inch diameter pipe (found), said pipe being the westernmost corner of a 1.56 acre tract conveyed to Ray B. and Judy L. Johnson (Volume 247, Page 239, A.C.D.R.), thence with a new division line through the tract of which this is a part, N.72°-36'-34"W. 235.34 feet to a rebar (set) in the line of Gary Hanson (Volume 221, Page 254, A.C.D.R.); thence with said Gary Hanson, S.17°-24'-38"W. 157.79 feet to a rebar (set); thence with nine (9) new division lines through the tract of which this is a part, N.48°-03'-03"E. 141.14 feet to a rebar (set); thence S.77°-46'-46"E. 135.77 feet to a rebar (set); thence S.51°-13'-09"E. 72.69 feet to a rebar (set); thence S.27°-00'-36"E. 89.54 feet to a rebar (set); thence S.70°-19'-40"E. 239.27 feet to a rebar (set); thence S.72°-28'-22"E. 122.78 feet to a rebar (set); thence S.66°-17'-29"E. 161.40 feet to a rebar (set); thence N.75°-03'-15"E. 106.25 feet to a rebar (set); thence S.84°-54'-20"E. 74.92 feet to a rebar (set) in the line of Cline and Glessie Burke (Volume 178, Page 480, A.C.D.R.); thence with said Cline and Glessie Burke, N.13°-10'-26"E. 69.61 feet to a rebar (set); thence with another new division line through the tract of which this is a part and also with said Ray B. and Judy L. Johnson, N.72°-36'-34"W., passing a one inch diameter pipe (found) at 442.52 feet, a total distance of 782.27 feet to the place of beginning containing 2.288 acres, more or less, and being subject to all legal rights-of-way and easements of record.

TRANSFERRED 9-19 1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 2.00

ACCEPTABLE FOR TRANSFER  
Per 56-1111 #22586  
9/19/90

This Conveyance has been examined and the Grantor has complied with Section 219.202 of the Revised Code.	
FEE \$	<u>40.00</u>
EXEMPT	
WM. J. STONE, County Auditor	

EXHIBIT B

There shall be no further subdivision of any of the four tracts which comprise the property described in Exhibit A of this deed. These four tracts may be conveyed as separate tracts or together as a larger parcel.

No additional residential structures or related accessory buildings shall be placed on the property. The existing structures may be improved, expanded or replaced provided that the buildings may only be used for residential or agricultural purposes.

No mobile homes shall be placed on the property.

The property shall not be used for business or commercial purposes nor may any structures be placed on the property in conjunction with any business or commercial purpose. Nothing herein shall be construed to prevent the use of the property for agricultural purposes.

These restrictions shall run with the property in perpetuity and shall be binding upon the Grantee herein and the Grantee's heirs, successors and assigns. The restrictions shall further be deemed to benefit the adjacent land to the north and south now owned by The Nature Conservancy as acquired by it in that deed recorded at Volume 286 at Page 288 of the deed records of Adams County, Ohio and rerecorded at Vol. 287 at Page 87 of the deed records of Adams County, Ohio. The Nature Conservancy and its successors or assigns to its interest in this adjacent property shall have the right to enforce these restrictions.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 14.00

SEPT 19, 90

3:35 PM

RECORDED  
VOL. 288 PAGE 796  
BILL McHENRY

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

(CONTINUED FROM PAGE 2)

State Route No. 348 and with said Fisher Cemetery for the next thirteen (13) calls, S -17°-25'-01" W 44.78 feet to a one inch pipe (found); thence N 74° -37' 18" W 110.49 feet to a 1/4 inch rebar (found); thence N 75°-42'16"W 100.05 feet to a one inch pipe (found); thence S 81°-05'36"W 122.41 feet to a one inch pipe (found); thence S 84°-20'-43"W 149.48 feet to a 5/8 inch rebar (set); thence S 1°-10'-35"W 89.02 feet to a 5/8 inch rebar (set); thence N 87°-28'-52"W 145.49 feet to a 5/8 inch rebar (set); thence N 4°-32'21"W 86.01 feet to a 5/8 inch rebar (set); thence N 3°-28'37"W 10.26 feet to a 5/8 inch rebar (set); thence N 89°-44'-00"E 154.60 feet to a 5/8 inch rebar (set); thence N 81°-07'-07" E 248.20 feet to a 5/8 inch rebar (set); thence S 77°-42'-12"E 212.44 feet to a 5/8 inch rebar (set); thence N 26°-15'-26"E 25.15 feet to a spike (set) in the centerline of said State Route No. 348; thence with the centerline of said State Route No. 348 for the next six (6) calls, N 73°-27'48"W 78.40 feet to a spike (found); thence 73°-36'-02" W 151.85 feet to a spike (found); thence N 72°-26'32" W 154.00 feet to a spike (found); thence N 67°-45'06"W 192.53 feet to a spike (found); thence N 64°-16'-37"W 162.22 feet to a spike (found); thence N 59°-20'-21"W 105.31 feet to a spike (found), said spike being a corner of Kenneth E. and Joyce L. Dundes (Vol. 261, page 372, ACDR); thence leaving said State Route No. 348 and with said Kenneth E. and Joyce L. Dundes, S 11°-26'18"W, passing a stone marked "X" (found) at 28.00 feet, a total distance of 872.03 feet to a 5/8 inch rebar (set) in the line of D.E.B & R. Partnership, (Vol. 270, page 753, ACDR); thence with said D.E.B. & R. Partnership for the next three (3) calls, S 56°-15'01"E 448.26 feet to a 5/8 inch rebar (set); thence S 15°-16'14"W, passing a 5/8 inch rebar (found) at 677.59 feet, a total distance of 919.39 feet to a 5/8 inch rebar (found); thence S 77°-51'-57"E, passing 5/8 inch rebars (found) at 429.43 feet and 1008.07 feet, a total distance of 2185.78 feet to a 5/8 inch rebar (set) in the line of Judith R. Bowman, et. al. (Vol. 253, page 467, ACDR); thence with said Judith R. Bowman, et. al., N 13°-39'-00"E, 817.25 feet to a stone (found) in the south line of said Cline and Glessie Burke; thence with said Cline and Glessie Burke for the next two (2) calls, N 73°-55'-21" W 669.66 feet to a 5/8 inch rebar (set); thence N 13°-10'-26"E 853.56 feet to the place of beginning CONTAINING 82.501 ACRES, SAVE AND EXCEPT: 2.00 ACRES conveyed to Gary Hanson (Vol. 221, page 254, ACDR), SAVE AND EXCEPT 2.00 ACRES conveyed to Gary and Sandra Hanson (Vol. 241, page 67, ACDR), and SAVE AND EXCEPT 1.56 acres conveyed to Ray B. and Judy Johnson (Vol. 247, page 239, ACDR), this instrument thereby CONVEYING A TOTAL OF 76.941 ACRES, more or less and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in January, 1989.

LAST TRANSFER: VOL. 247, PAGE 577.

ACCEPTABLE FOR TRANSFER

Per David G. [Signature] # 11027  
10-30-89

-4-

2450

**Appd**

Administrator's or Executor's

From

RONALD F. HANSON ESTATE

by Gary M. Hanson and

Judy L. Johnson, Co-Executors

To

FRANKLIN G. BAUMAN

and

SUSAN L. BAUMAN

ADAMS COUNTY

RECORDER

REC'D. FEES

OCT 30 89

RECORDED

VOL. 285 PAGE 18

BILL McHENRY

21

the Township of Brush Creek, and bounded and described as follows:

Being part of Virginia Military Survey No's. 724, and 2615:

**PARCEL ONE-59.730 ACRES NORTH OF STATE ROUTE NO. 348.**

Beginning at a spike (found) in the centerline of State Route No. 348, said spike being a corner of Kenneth E. and Joyce L. Dundes (Volume 241, page 585, ACDR), thence leaving said State Route No. 348, and with said Kenneth E. and Joyce L. Dundes, N. 11°-56'-04"E., passing a 5/8 inch rebar (set) at 2027.05 feet, a total distance of 2087.05 feet to a point in the center of Cedar Run and in the line of The Nature Conservancy (Vol. 266, Page 462, ACDR); thence with said Nature Conservancy for the next four (4) calls, N 72°-17'-28"E 700.73 feet to a point in said Cedar Run; thence S 25°-09'-42" E 291.18 feet to a point on the north bank of said Cedar run; thence N 26°-38'19"E 217.94 feet to a 5/8 inch rebar (set); thence N 15°-52'-08"W 390.79 feet to a 5/8 inch rebar (set) at the base of a large blaced elm, said rebar being a corner of Elbert B. Freeman (Vol. 187, page 110, Parcel One, ACDR); thence with said Elbert B. freeman for the next four (4) calls, S 48°-03'-00" E 279.46 feet to a 5/8 inch rebar (set); thence S 18°-57'-46"W 470.18 feet to a point; thence S 3° -02'-58"E passing a 5/8 inch rebar (set) at 25.20 feet, a total distance of 231.00 feet to a stone (found) at the bottom of a waterfall; thence S 48°-40'-55"E 365.00 feet to a stone (found); thence continuing with said Elbert B. Freeman and also with Lennie O. Abbott (Vol. 214, page 302, ACDR) and Cline and Glessie Burke (Vol. 178, page 480, ACDR), S 13°-10'-26"W, passing a stone (found) at 44.03 feet, a total distance of 1628.00 feet to a 5/8 inch rebar (set), said rebar being a corner of Ronald C. and Lucinda L. Hanson (Vol. 237, page 160, ACDR); thence with said Ronald & Lucinda Hanson for the next two (2) calls, N 72° -34'-12"W 380.86 feet to a 1/4 inch rebar (found); thence S 17°-15'-48"W 233.42 feet to a spike (found) in the centerline of said State Route No. 348; thence with the centerline of State Route No. 348 for the next six (6) calls, N 72°-38'23"W 29.94 feet to a spike (found); thence N 72°-34'14" W 340.01 feet to a spike (found); thence N 72°-32'-45"W 235.31 feet to a spike (found); thence N 72°-37'-00"W 79.95 feet to a spike (found); thence N 72°-05'-57:W 23.82 feet to a spike (set); thence N 73°-27'-48"W 78.40 feet to the place of beginning **CONTAINING 59.730 ACRES**, more or less, and being subject to all legal rights-of-way and easements of record.

**PARCEL TWO-76.941 ACRES SOUTH OF STATE ROUTE NO. 348**

BEGINNING at a spike (set) at the intersection of State Route No. 348, with the west line

of Cline and Glessie Burke (Vol. 178, page 480, ACDR), thence with the centerline of said State Route No. 348 for the next five (5) calls, N 72°-42'-03" W 397.49 feet to a spike (found); thence N 72°-38'-23"W 29.94 feet to a spike (found); thence N 72°-34'14"W 340.01 feet to a spike (found); thence N 72°-32-45" W 235.31 feet to a spike (found); thence N 72°-37'-00" W 79.95 feet to a spike (found), said spike being a corner of Gary Hanson (Vol. 221, page 254, ACDR) and the Fisher Cemetery; thence leaving said

(CONTINUED ON PAGE 4)

19

-2-

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**To Have and to Hold** said premises, with all the privileges and appurtenances thereto belonging, to the said FRANKLIN G. BAUMAN AND SUSAN L. BAUMAN, husband and wife for their joint lives with the remainder to the survivor \_\_\_\_\_, ~~their~~ heirs and assigns forever, as fully and completely as they \_\_\_\_\_, the said GARY M. HANSON and JUDY L. JOHNSON

as such Co-Executors

by virtue of said last Will and Testament, and of the statute made and provided for such cases, might or should sell and convey the same.

**In Witness Whereof**, The said GARY M. HANSON and JUDY L. JOHNSON

as such Co-Executors

have hereunto set ~~their~~ hands this 30th day of October, A.D. 1989.

Signed and acknowledged in presence of

Delores E. Kline

Jamie C. Stout

Gary M. Hanson  
GARY M. HANSON

JUDY L. JOHNSON

Judy L. Johnson

of the estate of \_\_\_\_\_



APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 4-30-12 By: AS  
Par. #: 178-2-001  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

MAY 03 2012

CONVEYANCE FEE \$145.10  
TRANSFER FEE 50¢  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Parcel No.: 178-00-00-002.001  
File No.: 12Q0013-1

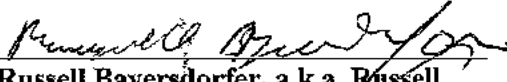
## GENERAL WARRANTY DEED

Russell Bayersdorfer, a.k.a. Russell William Bayersdorfer, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 267, Page 792 and  
Official Record Book 137, Page 720  
Auditor's Parcel No.: 178-00-00-002.001

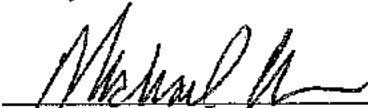
Executed this 25<sup>th</sup> day of April, 2012.

  
Russell Bayersdorfer, a.k.a. Russell  
William Bayersdorfer

201200001409  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-03-2012 At 10:11 am.  
DEED 28.00  
OR Book 394 Page 586 - 587

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 25<sup>th</sup> day of April, 2012 by Russell Bayersdorfer, a.k.a. Russell William Bayersdorfer, Grantor herein.

  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\12Q0013-1 Nature Conservancy (Bayersdorfer)\deed.doc

**EXHIBIT "A"**

**Legal Description  
For File: 12Q0013-1**

**Being situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of the Virginia Military Survey No. 3669 and also being a part of the original 37 3/4 acres of the First Tract owned by Randy L. and Vickie S. Crabtree as recorded in O.R. Book 39, Page 119, Adams County Deed Records and being bounded and described as follows:**

**Beginning at a stone found at a corner to 101.976 acres of Jack Merz, Etal. (Deed Book 283, page 217) and also a corner to 2.646 acres of Dean O. Hundley (O.R. Book 80, Page 67); thence continuing with said Hundley's line, S 69° 25' 40" W 395.85 feet to a 5/8" iron pin found in the line of said Hundley and also a corner to 50.57 acres of Virgil L. and Wanda M. Hundley (Deed Book 283, Page 299); thence continuing with said Hundley's 50.57 acre line for the next two calls, N 15° 46' 09" E. 1021.73 feet to a 5/8" iron pin found; thence N. 5° 25' 00" E, 660.00 feet to a 5/8" iron pin found at a corner to said Hundley 50.57 acres and also in the line of 114.14 acres of Willis T. Adkins and Marian L. Adkins, Trustees of the Marian L. Adkins Trust (O.R. 111, Page 226); thence continuing with said Adkins' line for the next three calls, S. 87° 35' 00" E. 115.50 feet to a 5/8" iron pin set; thence N. 39° 25' 00" E. 330.00 feet to a 5/8" iron pin set; thence S. 84° 35' 00" E. 792.01 feet to a 5/8" iron pin set at a corner to said Adkins and also a corner to 44.559 acres of Blue Creek Farm, LLC (O.R. Book 78, Page 561) and also a corner to 11 acres of the Second Tract II of Randy L. and Vickie S. Crabtree (O.R. Book 39, page 119); thence continuing with said Crabtrees' line S. 7° 44' 41" W. 33.00 feet to a 5/8" iron pin set in the line of said Crabtree; thence continuing with two division lines through the original 37 3/4 acres, S. 40° 26' 53" W. 816.66 feet to a 5/8" iron pin set; thence S. 2° 25' 29" E. 842.63 feet to a 5/8" iron pin set South of South Down Road (T-180) and also in the line of 2.024 acres of Charles Nelson (Deed Book 285, Page 108); thence S. 72° 50' 06" W. 611.41 feet to the beginning, containing 30.219 acres, more or less. Bearings are based upon the N. 15° 46' 09" E. line.**

**The above survey was performed under the supervision of Ty R. Pell, Registered land Surveyor No. 7524 on August 4, 2001 and found in File No. A-01-207.**

**178-00-00-002-001**

DEED

TAUSMRO205504

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM D. BENNINGTON & PEGGY BENNINGTON AKA

PEGGY S. BENNINGTON, husband & wife.

of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA whose address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever, the following described Real Estate:

PARCEL I:

Situate in the Township of Brush Creek, County of Adams, State of Ohio, Being part of VMS No. 724, also being part of an original 680.25 Acres owned by William D. Bennington Et.Ux. and being a remainder of D.B. 175 Pg. 080 Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the center of White Oak Road (C-27A) and a corner to Bertha F. Jones (D.B. 232 Pg. 134); thence with said Jones S15-40-35W 452.97 feet to a 1/2" rebar (found), said rebar being a corner to William D. Bennington Et. Ux. (D.B. 240 Pg. 930); thence with said Bennington for three (3) calls S16-07-50W 814.49 feet to a 1" pipe (found); thence S72-06-18E 564.33 feet to a 1" pipe (found) thence S29-26-30E 606.56 feet to a 5/8" rebar (found), said rebar being a corner to Lennie O. Abbott (D.B. 292 Pg. 293); thence with said Abbott S16-14-45W 1216.08 feet to a 1" pipe (found), said pipe being in the line of Lennie O. Abbott (D.B. 285 Pg. 825); thence with said Abbott for two (2) calls N71-40-54W 770.40 feet to a 1/2" rebar (found); thence S15-45-05W 1038.81 feet to a 1" pipe (found), said pipe being in the line of The Nature Conservancy (D.B. 285 Pg. 567); thence with said Nature Conservancy for three (3) calls N77-17-15W 1019.88 feet to a 1" pipe (found); thence N08-18-08E 189.08 feet to a 5/8" rebar (found); thence N62-33-57W 301.51 feet to a 5/8" rebar (found), said rebar being a corner to The Nature Conservancy (D.B. 292 Pg. 021); thence with said Nature Conservancy for five (5) calls N31-14-13W 737.88 feet to a 1" pipe (found); thence N57-14-25E 134.72 feet to a 1" pipe (found); thence N28-00-08E 206.11 feet to a 1/2" rebar (found); thence N68-22-34E 245.34 feet to a 5/8" rebar (found); thence N37-34-54E 93.20 feet to a 5/8" rebar (found), said rebar being in the line of The Nature Conservancy (D.B. 287 Pg. 387); thence with said Nature Conservancy for three (3) calls S65-48-44E 411.53 feet to a 5/8" rebar (set); thence N18-19-52E 1005.49 feet to a 1" pipe (found); thence N22-22-44E 1797.40 feet to a 1/2" rebar (found), said rebar being in the line of Frank A. Nance Et.Ux. (D.B. 228 Pg. 597); thence with said Nance for two (2) calls S78-50-26E 397.16 feet to a 1/2" rebar (found); thence N61-25-05E 67.02 feet to a spike (found) in the center of said road; thence with said road for two (2) calls S47-30-44E 67.28 feet to a spike (found); thence S45-46-18E 161.67 feet to the beginning containing 128.631 acres more or less and being subject to all legal rights of ways and easements of record.

The bearings are based upon the S47-30-44E line as recorded in D.B. 175 Pg. 080. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in October 2000 and found in File No. 00-178.

APPROVED  
FOR TRANSFER  
DATE 12-8-2000  
BY [Signature]  
TAX MAP DEPARTMENT  
ADAMS COUNTY  
DAVID L. HODGE  
108-8-9

Instrument  
200000005998 OR 117  
Book Page  
71

PARCEL II:

Being situated in Military Survey Nos. 724 and 7347, in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and bounded and described as follows:

Beginning at a spike in the centerline of White Oak Road and a corner to a 2.86 acres of Bertha Jones; thence with the centerline of said White Oak Road for the next six calls, S 39 deg 34 min E a distance of 189.97 feet to a spike; thence S 38 deg 33 min E a distance of 152.19 feet to a spike; thence S 33 deg 02 min E a distance of 156.35 feet to a spike; thence S 23 deg 15 min E a distance of 126.55 feet to a spike; thence S 14 deg 34 min E a distance of 189.66 feet to a spike; thence S 13 deg 48 min E a distance of 765.70 feet to a spike in said centerline; thence with a division line through the original 162 acres of which this was a part, S 72 deg 10 min W a distance of 386.73 feet to a stone and a corner to William Bennington; thence with three lines of said Bennington, N 30 deg 56 min W a distance of 607.33 feet to an iron pin; thence N 73 deg 37 min W a distance of 563.79 feet to an iron pin; thence N 14 deg 43 min E a distance of 815.39 feet to an iron pin, corner to the 2.86 acres of the aforementioned Bertha Jones; thence with three lines of said Jones, S 71 deg 32 min E a distance of 157.19 feet to an iron pin; thence S 60 deg 02 min E a distance of 129.95 feet to an iron pin; thence N 39 deg 58 min E, passing an iron pin at 241.63 feet, a distance of 266.84 feet to the beginning, containing 23.37 acres more or less, being a part of the original 162 acres of the premises transferred to Robert L. Jones in Volume 174, Page 68, and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in March, 1978.

LAST TRANSFER: VOL. 175, PAGE 80 (Parcel I)  
VOL. 240, PAGE 930 (Parcel II)

and all the *Estate, Title and Interest* of the said grantors, **WILLIAM D. BENNINGTON & PEGGY BENNINGTON AKA PEGGY S. BENNINGTON** either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said, **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns forever.

**And the said, WILLIAM D. BENNINGTON & PEGGY BENNINGTON AKA PEGGY S. BENNINGTON**, for themselves and their heirs, do hereby **Covenant** with the said **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; **And further**, That they do **Warrant and Will Defend** the same against all claims of all persons whomsoever.

*In Witness Whereof*, the said, **WILLIAM D. BENNINGTON & PEGGY BENNINGTON AKA PEGGY S. BENNINGTON**, who hereby release all their right and expectancy of Dower in said premises, have hereunto set their hands this 8th day of December, 2000.

Signed and acknowledged in presence of:

Lois A. Wilson  
LOIS A. WILSON

William D. Bennington  
WILLIAM D. BENNINGTON

Charles H. Wilson, Jr.  
CHARLES H. WILSON, JR.

Peggy Bennington  
PEGGY BENNINGTON  
AKA PEGGY S. BENNINGTON

**STATE OF OHIO      COUNTY OF ADAMS    SS.**

Be it Remembered, that on this 8th day of December, 2000, before me, the subscriber, a notary public in and for said state, personally came

**WILLIAM D. BENNINGTON & PEGGY BENNINGTON  
AKA PEGGY S. BENNINGTON**

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*In Testimony Whereof*, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



LOIS A. WILSON  
NOTARY PUBLIC, State of Ohio  
My Commission Expires 7-1-01

Lois A. Wilson

This instrument was prepared by: *Wilson Law Office, Attorneys at Law,  
108 E. Mulberry Street, West Union, OH 45693/law*

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

DEC 08 2000

CONVEYANCE FEE 257.00  
TRANSFER FEE 7.00  
CARROLL E. KOWAL  
ADAMS COUNTY, OHIO

200000005998  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
On 12-08-2000 At 03:31 pm.  
DEED 18.00  
OR Book 117 Page 71 - 73



**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

**GENERAL WARRANTY DEED** Instrument **200200005811** OR Book Page **171 772**

The Nature Conservancy <sup>(1)</sup>, a corporation organized and existing under the laws of the ~~State of~~ District of Columbia for valuable consideration paid, grants, with general warranty covenants, to

Gregory Lee Jones, whose tax-mailing address is 1315 White Oak Road, Blue Creek, Ohio 45616 the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek <sup>(2)</sup>

See Exhibit A attached hereto and incorporated herein

This conveyance is made subject to rights, restrictions and easements of record including a right of way easement to Ohio Telephone and Telegraph Company recorded in Lease Volume 8, Page 481, and a right of way easement to Adams Rural Electric Coop recorded in Volume 252, Page 716, in the Records of Adams County.

Prior Instrument Reference: Vol. 117 Page 79 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by Leslie Gillette, its <sup>Assistant Secretary</sup> ~~president~~, and Dianne Masters, its <sup>Assistant</sup> ~~secretary~~, thereunto duly authorized by resolution of its board of directors, this 19 day of 10 2002 Signed and acknowledged in the presence of:

WITNESS Karen Koch  
WITNESS Rose Anne Roznowski

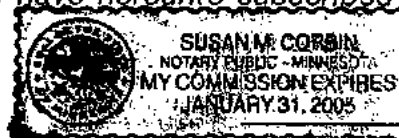
by Leslie Gillette <sup>PRESIDENT</sup>  
by Dianne Masters <sup>SECRETARY</sup>  
Dianne Masters Assistant Secretary SS.

State of ~~Ohio~~ Minnesota

County of Hennepin

**BE IT REMEMBERED**, That on this 12<sup>th</sup> day of September, 19 2002, before me, the subscriber, a Notary Public in and for said state, personally came Leslie Gillette Assistant Secretary, ~~president~~, and Dianne Masters, Assistant Secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

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



This instrument was prepared by Dianne Masters, The Nature Conservancy, 1313 Fifth St. SE, Minneapolis, MN 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT A

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of VMS No's 724 and 7347, said tract also being part of an original 23.37 acres owned by The Nature Conservancy as recorded in O.R. 117 Pg. 071 Parcel II Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the center of White Oak Road (C-27A), said spike being a corner to Bertha F. Jones (D.B. 232 Pg. 134); thence with the center of said road S38-10-25E 86.23 feet to a spike (set); thence leaving said road with (2) two new division lines S41-17-45W passing a 5/8" rebar (set) at 20.00 feet a total of 402.71 feet to a 5/8" rebar (set); thence S26-50-15W 611.40 feet to a 5/8" rebar (set) in the line of The Nature Conservancy (O.R. 117 Pg. 071) Parcel I 128.631 Acres; thence with the said conservancy's line N72-06-18W 181.36 feet to a 1" pipe (found); thence N16-07-50E 814.49 feet to a 1/2" rebar (found), said rebar being a corner to said Jones; thence with said Jones' line S70-03-25E 157.19 feet to a 5/8" rebar (set); thence S58-04-52E 128.88 feet to a 5/8" rebar (found); thence N41-40-55E 267.13 feet to the beginning containing 5.276 Acres more or less and being subject to all legal rights of ways and easements of record.

The bearings are based upon the N15-40-35E Line. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in January 2002 and found in File No. 02-011.

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 9-19-02 BY A.S.  
Par. # 103-P109  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.222 O.R.C.  
EXEMPT

OCT 25 2002

CONVEYANCE FEE 2.70  
TRANSFER FEE 5.00  
CARROLLE E. PENNMAN  
ADAMS COUNTY ENGINEER

200200005811  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
10-25-2002 10:49 am.  
DEED 18.00  
OR Book 171 Page 772 - 774

**STATEMENT  
WILSON LAW OFFICE  
108 E. MULBERRY ST.  
WEST UNION, OHIO 45693  
(937) 544-2301**

**MRO LEGAL DEPT.  
NOV 04 2002  
RECEIVED**

**TO: THE NATURE CONSERVANCY**  
Closing set for OCTOBER 25<sup>TH</sup>, 2002

**10/22/02**

**NATURE CONSERVANCY COSTS**

<b>TRANSFER FEE</b>	<b>\$ 7.65</b>
<b>CLOSING FEE</b>	<b>\$50.00</b>
<b>PRO-RATED TAXES FOR 2002; \$61.38 PER YEAR ON 23.370 ACRES; \$2.63 PER ACRE PER YEAR, CONVEYING 5.270 ACRE, PER DIEM IS \$0.03 @ 298 DAYS CAUV recoupment on 5.270 acres for the past three years: 1999, 2000 &amp; 2001</b>	<b>\$8.94 \$129.38</b>
<b>PURCHASE PRICE</b>	<b>\$7,650.00</b>
<b>TOTAL</b>	<b>\$7,454.03</b>

**JONES COSTS**

<b>PURCHASE PRICE</b>	<b>\$7,650.00</b>
<b>RECORDING FEES</b>	<b>\$18.00</b>
<b>SURVEY FEE (Ty Pell)</b>	<b>\$500.00</b>
<b>CLOSING FEE</b>	<b>\$50.00</b>

<b>TOTAL EXPENSES</b>	<b>\$8,218.00</b>
-----------------------	-------------------

**THE NATURE CONSERVANCY**

By: \_\_\_\_\_

Its: \_\_\_\_\_

*Gregory Lee Jones*  
**GREGORY LEE JONES**



**JONES COSTS**

<b>PURCHASE PRICE</b>	<b>\$7,650.00</b>
<b>RECORDING FEES</b>	<b>\$18.00</b>
<b>SURVEY FEE (Ty Pell)</b>	<b>\$500.00</b>
<b>CLOSING FEE</b>	<b>\$50.00</b>

<b>TOTAL EXPENSES</b>	<b>\$8,218.00</b>
-----------------------	-------------------

**THE NATURE CONSERVANCY**

By: Dianne Masters  
Dianne Masters  
Its: attorney

GREGORY LEE JONES

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

02-0979

DEED 601

## WARRANTY DEED

200200003511  
 Filed for Record in  
 ADAMS COUNTY, OHIO  
 MARK TOLLE  
 06-25-2002 01:00 pm.  
 DEED 22.00  
 OR Book 161 Page 288 - 291

The Nature Conservancy, a non-profit corporation of the District of Columbia ("Grantor"), for valuable consideration paid to it, grants, with general warranty covenants, to Raymond A. Holt and Lois J. Holt, husband and wife, ("Grantee"), for their joint lives, remainder for the survivor of them, whose tax mailing address is 922 Carpenter Road, Loveland, Ohio 45140, the real property situated in Adams County, Ohio which is legally described in Exhibit A attached hereto and incorporated herein by reference ("Property").

Prior instrument reference: OR 117, Page 71 of the Deed Records of Adams County, Ohio.

Grantor reserves a perpetual, twenty-five (25) foot wide easement as legally described in Exhibit A for ingress and egress to the Benefited Property described in the attached Exhibit B. Such easement shall be used only by Grantor, Grantor's successors and assigns and their employees and agents and shall not be used for access by the general public to the Benefited Property. Grantee may install a gate across the easement so long as Grantor is provided with access through the gate.

This conveyance is subject to right of way easements from William D. Bennington and Peggy Bennington to Ohio Telephone and Telegraph Co., Lease Vol. 8, page 481, dated 12/19/60 and to Adams Rural Electric Coop. Volume 252, page 716, 04/21/81.

This conveyance is also made subject to the express condition and restriction that the Property shall be subject to the following restrictions on its use:

1. Residential Use. The Property shall be used exclusively for residential purposes. No more than one single family residence, one barn, and normal associated outbuildings (such as garages or tool sheds) may be constructed or maintained on the Property. No mobile home shall be permitted.
2. Subdivision. The Property may not be divided, partitioned, subdivided or conveyed except in its current configuration as an entity.
3. Mining. There shall be no mining, drilling, exploring for or removal of minerals for the Property.
4. Dumping/Hazardous Waste. There shall be no dumping of trash, non-compostable garbage, hazardous or toxic substances or other unsightly or offensive material on the Property. There shall be no manufacture, release, or disposal of any hazardous or toxic substance, material or waste, within the meaning of any applicable environmental statute or ordinance or regulation, on the Property.

Parcel\* 108-00-00-008.00.



## EXHIBIT A

## Legal Description of the Property

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of VMS No.724, also being part of an Original 128.631 Acres owned by The Nature Conservancy and being a part of O.R.117 Pg.071 Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the center of White Oak Road (C-27A) and a corner to Bertha F. Jones (D.B.232 Pg.134), said spike also being the east line of a new 25 feet wide easement also hereby retained by grantor; thence with said Jones and the east line of said 25 feet wide easement S15-40-35W 452.97 feet to a 1/2" rebar (found), said rebar being a corner to William D. Bennington Et.Ux. (D.B.240 Pg.930); thence with said Bennington S16-07-50W 192.64 feet to a 5/8" rebar (set); thence with a new division line N72-00-00W passing a spike (set) at 12.50 feet a total of 720.96 feet to a 5/8" rebar (set), said rebar being in the line of The Nature Conservancy (D.B.287 Pg.387); thence with the said Nature Conservancy N22-22-44E 650.39 feet to a 1" pipe (found) in the line of Frank A. Nance Et.Ux. (D.B.228 Pg.597); thence with said Nance for two (2) calls S78-50-26E 397.16 feet to a 1/2" rebar (found); thence N61-25-05E 67.02 feet to a spike (found) in the center of said road; thence with said road for two (2) calls S47-30-44E 67.28 feet to a spike (found); thence S45-46-18E 161.67 feet to the beginning containing 10.700 acres more or less.

The bearings are based upon the S47-30-44E line as recorded in D.B.175 Pg.080. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in January 2001 and found in File No.00-178.

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 6-6-02 BY A.S.  
Pgt. # 108-3  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JUN 25 2002  
93.00  
CONVEYANCE FEE  
TRANSFER FEE  
CARROLLE E. NEWMAN  
ADAMS COUNTY AUDITOR



## EXHIBIT B

## Legal Description of the Benefited Property

Situate in the Township of Brush Creek, County of Adams, State of Ohio, Being part of VMS No.724, also being part of an Original 128.631 Acres owned by The Nature Conservancy and being a part of O.R.117 Pg.071 Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the center of White Oak Road (C-27A) and a corner to Bertha F. Jones (D.B.232 Pg.134), thence with said Jones S15-40-35W 452.97 feet to a 1/2" rebar (found), said rebar being a corner to William D. Bennington Et.Ux. (D.B.240 Pg.930); thence with said Bennington S16-07-50W 192.64 feet to a 5/8" rebar (set), said rebar being the TRUE POINT OF BEGINNING of the tract hereby conveyed; thence continuing with said Bennington's line for (3) three calls S16-07-50W 621.85 feet to a 1" pipe (found); thence S72-06-18E 564.33 feet to a 1" pipe (found); thence S29-26-30E 606.56 feet to a 5/8" rebar (found), said rebar being a corner to Lennie O. Abbott (D.B.292 Pg.293); thence with said Abbott S16-14-45W 1216.08 feet to a 1" pipe (found), said pipe being in the line of Lennie O. Abbott (D.B.285 Pg. 825); thence with said Abbott for two (2) calls N71-40-54W 770.40 feet to a 1/2" rebar (found); thence S15-45-05W 1038.81 feet to a 1" pipe (found), said pipe being in the line of The Nature Conservancy (D.B.285 Pg.567); thence with said Nature Conservancy for three (3) calls N77-17-15W 1019.88 feet to a 1" pipe (found); thence N08-18-08E 189.08 feet to a 5/8" rebar (found); thence N62-33-57W 301.51 feet to a 5/8" rebar (found), said rebar being a corner to The Nature Conservancy (D.B.292 Pg.021); thence with said Nature Conservancy for five (5) calls N31-14-13W 737.88 feet to a 1" pipe (found); thence N57-14-25E 134.72 feet to a 1" pipe (found); thence N28-00-08E 206.11 feet to a 1/2" rebar (found); thence N68-22-34E 245.34 feet to a 5/8" rebar (found); thence N37-34-54E 93.20 feet to a 5/8" rebar (found), said rebar being in the line of The Nature Conservancy (D.B.287 Pg.387); thence with said Nature Conservancy for three (3) calls S65-48-44E 411.53 feet to a 5/8" rebar (set); thence N18-19-52E 1005.49 feet to a 1" pipe (found); thence N22-22-44E 1147.01 feet to a 5/8" rebar (set); thence with a new division line S72-00-00E passing a spike (set) at 708.46 feet a total of 720.96 feet to the beginning containing 117.931 acres more or less.

The bearings are based upon the S47-30-44E line as recorded in D.B.175 Pg. 080.

The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in January 2001 and found in File No.00-178.

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date 2-11-13 By: KLB  
Par. #: 177-40  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

FEB 11 2013

CONVEYANCE FEE 390  
TRANSFER FEE 5  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300000414  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
02-11-2013 At 09:22 am.  
DEED 28.00  
OR Book 408 Page 472 - 473

Parcel No: 177-00-00-040.000  
File No.: 12Q0133-1

## FIDUCIARY DEED

Marvin R. Bentley, Successor Trustee of the Agreement of Trust of Alice M. Bentley dated February 4, 2000, for valuable consideration paid, grants and conveys with fiduciary covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 100, Page 267

*The 0.133 acre tract set forth herein as an exception is to be retained by Grantor herein.*

Executed this 7<sup>th</sup> day of February, 2013 by Marvin R. Bentley, Successor Trustee of the Agreement of Trust of Alice M. Bentley dated February 4, 2000, as duly authorized.

*Marvin R. Bentley Successor Trustee*  
Marvin R. Bentley, Successor Trustee of  
the Agreement of Trust of Alice M.  
Bentley dated February 4, 2000

STATE OF FLORIDA, COUNTY OF Hillsborough:

The foregoing instrument was acknowledged before me a notary public in and fore said county and state this 7<sup>th</sup> day of February, 2013 by Marvin R. Bentley, Successor Trustee of the Agreement of Trust of Alice M. Bentley dated February 4, 2000, for and on behalf of said Trust.

*Lisa M Statzer*  
Notary Public



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

**Exhibit "A"**

A parcel of land situated in Green Township, Adams County, Ohio and in V.M.S. Nos. 4598 and 15155, lying northeast and southwest of Puntteney Run Road and more particularly described as follows:

Beginning at a rail road spike (found) in the center line of Puntteney Run Road and at a corner of the 95.028 acres conveyed to Michael D. and Amy N. McGovney (Rodney D. McGovney, L.E.) by deed recorded in O.R. 239, Page 604 in the Office of the Recorder of Adams County, Ohio; thence, leaving said road, with the line of Michael D. and Amy N. McGovney (Rodney D. McGovney, L.E.) South 50° 06' 41" West, 187.54 feet, passing a ½" iron pin (set) at 25.00 feet, to a concrete monument (found) a corner to a Cemetery; thence with the line of the Cemetery South 48° 47' 45" West, 270.90 feet to a concrete monument (found) a corner of the aforementioned Michael D. and Amy N. McGovney (Rodney D. McGovney, L.E.); thence with McGovney's line for the next six calls: South 49° 11' 44" West, 173.17 feet to a 1/2" iron pin (set); North 77° 36' 16" West, 169.95 feet to a ½" iron pin (set); North 77° 54' 30" West, 704.25 feet to a concrete monument (found); South 26° 29' 54" East, 985.72 feet to a ½" iron pin (set); North 70° 05' 52" West, 430.30 feet to a ½" iron pin (set); South 48° 56' 27" West, 1321.81 feet to a 1" iron pipe (found), a corner of the 237.288 acres conveyed to Paul K. and Donna L. Richter, D.B. 263, Page 27; thence with Paul K. and Donna L. Richter's line North 28° 11' 00" West, 1465.31 feet to a stone (found), a corner of the 71.83 acres conveyed to Joyce A. Roellig, D.B. 304, Page 589; thence with Joyce A. Roellig's line North 69° 11' 48" East, 2988.99 feet to a ½" iron pin (set) in the line of the 25.01 acres conveyed to Stephen D. Greenwell, O.R. 38, Page 408; thence with Stephen D. Greenwell's line for the next four calls: South 09° 57' 50" East, 132.00 feet to a ½" iron pin (set); North 43° 27' 10" East, 201.30 feet to a stone (found); South 43° 33' 50" East, 423.92 feet to a stone (found); South 48° 31' 52" West, 347.79 feet to the place of beginning, containing 65.212 acres, more or less, and subject to existing easements and restrictions of record.

Bearings are based upon the North 28° 11' 00" West line.

Being a consolidation of the First Tract (18 acres) and the Second Tract (42 acres) conveyed to Alice M. Bentley, Trustee by deed recorded in O.R. 100, Page 267 in the Office of the Recorder of Adams County, Ohio.

A survey of this property was made in March, 2005 by Lawrence W. Thatcher, Registered Surveyor No. 6312.

Parcel No.: 177-00-00-040.000

**LESS AND EXCEPTING THEREFROM:**

Being situated in Green Township, County of Adams and State of Ohio, and also being a part of VMS No. 4958 and 15155 and being part of the original 18 acres T-1 in O.R. 100, Page 267 owned by Alice M. Bentley, being described as follows:

Beginning at a spike found in the centerline of Puntteney Run Road and being a corner to 25.01 acres owned by Stephen D. Greenwell in O.R. 038, Page 408; thence with said centerline North 32° 10' 17" West a distance of 85.29 feet to a spike set; thence North 30° 07' 03" West a distance of 88.60 feet to a spike set; thence North 27° 01' 00" West a distance of 133.94 feet to a spike set; thence North 32° 58' 40" West a distance of 17.91 feet to a spike set and being the true point of beginning; thence continuing with said centerline North 32° 58' 40" West a distance of 45.47 feet to a spike set; thence North 40° 05' 59" West a distance of 50.37 feet to a spike set; thence with a division line North 13° 40' 34" East a distance of 130.66 feet to a 5/8" rebar set in the line of aforementioned Greenwell; thence with said Greenwell South 09° 57' 50" East a distance of 96.91 feet to a 5/8" rebar found; thence North 43° 27' 10" East a distance of 22.43 feet to a 5/8" rebar set; thence with two division lines South 13° 40' 34" West a distance of 22.06 feet to a 5/8" rebar set; thence South 00° 22' 44" West a distance of 103.02 feet to a spike set, which is the true point of beginning, containing 0.133 acres, more or less, and being subject to all legal right of ways, easements and restrictions of record.

Bearings are based upon the South 09° 57' 50" East line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on January 8, 2013 as found in File No. 13-003.



\* 9 9 9 9 9 9 \*

# 103

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Bingham (TNC)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

Deed

Instrument 201000000267 DR Book Page 351 860

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 29 2010

CONVEYANCE FEE 302.10  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Parcel No: 164-00-00-016.000  
File No.: 09Q0187-1

### GENERAL WARRANTY DEED

**James Ernest Bingham, Sr.**, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 271, Page 291  
Auditor's Parcel No.: 164-00-00-016.000

Executed this 25<sup>th</sup> day of January, 2010.

  
James Ernest Bingham, Sr.

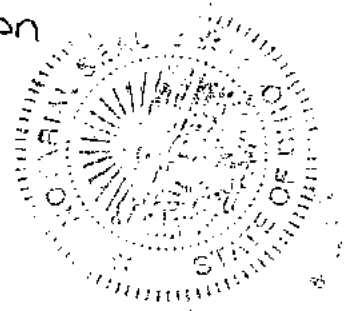
201000000267  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
01-29-2010 At 12:09 pm.  
DEED 36.00  
DR Book 351 Page 860 - 862



STATE OF OHIO, COUNTY OF Brown, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 25 day of January, 2010 by James Ernest Bingham, Sr., Grantor herein.

Tara B. Clifton - Tara B. Clifton  
Notary Public  
My commission expires: 7/13/2014



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

### APPROVED FOR TRANSFER

Adams County Tax Map Dept.

Date: 1-28-10 By: AS

Par. #: 164-116

ADAMS COUNTY ENGINEER

David C. Hook P.E., P.S.

*N.S.*

JAMES ERNEST BINGHAM SR.  
65.109 ACRES

BEING SITUATED IN THE TOWNSHIP OF JEFFERSON, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 14354 & BEING ALL OF ORIGINAL 61 ACRES 3 RODS & 18 POLES T-1, ALL OF ORIGINAL 11.62 ACRES T-2 & ALL OF ORIGINAL 3 3/8 ACRES T-3 IN O.R. 271 PG. 291 OWNED BY JAMES ERNEST BINGHAM AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND BEING A CORNER TO 25.635 ACRES OWNED BY DUFF S. KINDT ET.AL. IN O.R. 102 PG. 772 & 82.69 ACRES OWNED BY WILLIAM J. HULL ET.UX. IN D.B. 295 PG. 629 AND BEING WITHIN THE RIGHT-OF-WAY OF REEL RIDGE ROAD T-289; THENCE WITH SAID HULL AND SAID REEL RIDGE ROAD S 52° 46'08" W A DISTANCE OF 363.60' TO A 5/8" REBAR SET; THENCE S 31°32'15" W A DISTANCE OF 198.00' TO A 5/8" REBAR SET; THENCE S 31°33'12" W A DISTANCE OF 33.00' TO A 5/8" REBAR SET; THENCE S 41°31'48" W A DISTANCE OF 132.00' TO A 5/8" REBAR SET; THENCE S 28°32'26" W A DISTANCE OF 172.61' TO A 5/8" REBAR SET IN THE LINE OF ORIGINAL 97 3/4 ACRES T-1 OWNED BY NATIONAL BANK OF ADAMS COUNTY IN O.R. 327 PG. 875; THENCE WITH SAID NATIONAL BANK N 20°36'05" E A DISTANCE OF 603.09' TO A 5/8" REBAR FOUND; THENCE S 75°24'27" W A DISTANCE OF 790.55' TO A 5/8" REBAR FOUND; THENCE N 34°49'16" W A DISTANCE OF 478.50' TO A 5/8" REBAR FOUND; THENCE N 37°10'16" E A DISTANCE OF 278.36' TO A 5/8" REBAR FOUND; THENCE N 32° 51'07" W A DISTANCE OF 200.14' TO A 5/8" REBAR FOUND; THENCE N 68° 23'55" W A DISTANCE OF 1146.90' TO A 5/8" REBAR FOUND BEING A CORNER TO 10.00 ACRES OWNED BY HERMAN & AMY E. HORSLEY IN O.R. 079 PG. 680 & O.R. 142 PG. 284; THENCE WITH SAID HORSLEY N 70°00'13" W A DISTANCE OF 211.38' TO A 5/8" REBAR SET; THENCE N 56°34'23" W A DISTANCE OF 649.35' TO A 5/8" REBAR FOUND BEING A CORNER TO 108.75 ACRES OWNED BY EDWARD L. WOOD ET.UX. IN O.R. 253 PG. 815; THENCE WITH SAID WOOD N 10°13'43" W A DISTANCE OF 365.99' TO A 5/8" REBAR FOUND; THENCE S 75°11'02" E A DISTANCE OF 1982.91' TO A STONE FOUND BEING A CORNER TO 70.31 ACRES OWNED BY BRADLEY GILBERT JR. ET.AL. IN D.B. 284 PG. 799; THENCE WITH SAID GILBERT S 82° 43'58" E A DISTANCE OF 82.78' TO A STONE FOUND; THENCE S 79°27'18" E A DISTANCE OF 237.66' TO A STONE FOUND; THENCE S 78°00'36" E A DISTANCE OF 765.71' TO A STONE FOUND; THENCE S 52°42'09" E A DISTANCE OF 620.18' TO A 5/8" REBAR SET BEING A CORNER TO 35.07 ACRES OWNED BY PAUL E. LUYSTER ET.UX. IN D.B. 285 PG. 034 & 49.29 ACRES OWNED BY DUFF S. KINDT ET.UX. IN D.B. 290 PG. 487; THENCE WITH SAID KINDT S 19°19'57" W A DISTANCE OF 271.58' TO A 5/8" REBAR FOUND BEING A CORNER TO AFOREMENTIONED 25.635 ACRES OWNED BY DUFF S. KINDT ET.AL.; THENCE S 26°01'25" W A DISTANCE OF 379.50' TO A 5/8" REBAR FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 65.109 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N68DEG 23'55"W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON NOVEMBER 12, 2009 AS FOUND IN FILE NO. 09-156.



3 10 10

**Known All Men by These Presents:**

ADAMS COUNTY

RECORDER

RECD. - FEES

60000

**That**<sup>1</sup> HELEN BLACK, a married woman

79 DEC 21 PM 2:49

RECORDED  
VOL. 298 PAGE 139  
ROBERT O. BLANTON

in consideration of One Dollar and other good and valuable consideration

to her paid by THE NATURE CONSERVANCY

whose address is

the receipt whereof is hereby acknowledged, do es hereby **Grant, Bargain, Sell**  
**and Convey to the said THE NATURE CONSERVANCY, its successors**~~here~~ and assigns forever,

the following described **Real Estate**<sup>2</sup>, Being situated in Military Survey Nos. 3568, 7554, 14148 and 14187, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows: Beginning at an iron pin at the corner of Lot Nos. 22, 23 and 26 of Block II of Gemmer Subdivision; thence with the east line of division lines through the original tract, N 4 deg 51 min E a distance of 775.10 feet to an iron pin; thence N 85 deg 09 min W a distance of 165.25 feet to a stake in the centerline of a small creek; thence with said centerline for the next three calls, S 8 deg 49 min W a distance of 70.75 feet to a stake; thence S 43 deg 05 min W a distance of 345.10 feet to a stake; thence S 50 deg 43 min W a distance of 100.54 feet to a spike in the centerline of Waggoner Rifle Road; thence with said centerline for the next five calls, N 22 deg 08 min W a distance of 97.23 feet to a spike; thence N 24 deg 12 min W a distance of 455.77 feet to a spike; thence N 25 deg 12 min W a distance of 211.33 feet to a spike; thence N 28 deg 20 min W a distance of 204.18 feet to a spike; thence N 34 deg 04 min W a distance of 46.95 feet to a spike in said centerline and in the line of Virginia Creamer; thence with two lines of said Creamer, N 55 deg 47 min E a distance of 932.96 feet to an iron pin; thence N 14 deg 14 min W a distance of 631.75 feet to a stone; thence S 46 deg 20 min E a distance of 49.50 feet to a stake; thence N 46 deg 40 min E a distance of 99.00 feet to a stake; thence N 26 deg 40 min E a distance of 297.00 feet to an iron pin; thence N 25 deg 40 min E a distance of 379.50 feet to an iron pin; thence N 68 deg 40 min E a distance of 181.50 feet to an iron pin; thence N 31 deg 40 min E a distance of 264.00 feet to an iron pin; thence N 43 deg 40 min E a distance of 462.00 feet to an iron pin; thence N 21 deg 20 min W a distance of 231.00 feet to an iron pin; thence N 6 deg 40 min E a distance of 264.00 feet to an iron pin; thence N 42 deg 40 min E a distance of 132.00 feet to a large hickory and a corner to the property of the Nature Conservancy; thence with eleven lines of said property, N 56 deg 33 min E a distance of 617.00 feet to an iron pin; thence S 54 deg 04 min E a distance of 1097.41 feet to an iron pin in the centerline for the next three calls, S 49 deg 54 min W a distance of 166.67 feet to an iron pin; thence S 27 deg 09 min W a distance of 438.80 feet to an iron pin; thence S 1 deg 03 min E a distance of 203.88 feet to an iron pin in said centerline; thence S 37 deg 51 min W a distance of 366.28 feet to an iron pin southeast of said creek; thence S 66 deg 09 min E a distance of 267.30 feet to an iron pin; thence S 19 deg 38 min W a distance of 675.10 feet to an iron pin; thence S 81 deg 22 min E a distance of 650.60 feet to a stone; thence S 55 deg 35 min E a distance of 510.47 feet to an iron pin; thence N 74 deg 21 min E a distance of 498.53 feet to an

139



iron pin in the line of Albert Meyer; thence with nine lines of said Meyer, S 2 deg 34 140  
min E a distance of 458.88 feet to an iron pin; thence S 57 deg 27 min W a distance of  
528.00 feet to an iron pin; thence N 84 deg 33 min W a distance of 577.50 feet to an iron  
pin; thence S 46 deg 27 min W a distance of 264.00 feet to an iron pin; thence S 64 deg  
27 min W a distance of 528.00 feet to an iron pin; thence S 24 deg 27 min W a distance  
of 1122.00 feet to an iron pin; thence S 10 deg 33 min E a distance of 214.50 feet to an  
iron pin; thence S 17 deg 27 min W a distance of 495.00 feet to an iron pin; thence S 52  
deg 27 min W a distance of 1244.20 feet to an iron pin and a corner to Treber Campbell;  
thence with said Campbell's line, S 53 deg 15 min W a distance of 216.77 feet to a spike  
in the centerline of the aforementioned Waggoner Riffle Road; thence with said centerline  
for the next two calls, N 13 deg 41 min W a distance of 130.73 feet to a spike; thence  
N 7 deg 34 min W a distance of 200.89 feet to a spike in said centerline; thence with two  
division lines through the original tract, N 69 deg 29 min E a distance of 692.17 feet to  
an iron pin; thence N 0 deg 59 min E a distance of 606.19 feet to an iron pin in the east  
line of Lot No. 38; thence with seven lines of Block II, N 78 deg 49 min E a distance of  
102.30 feet to an iron pin; thence N 0 deg 59 min E a distance of 200.00 feet to an iron  
pin; thence with the south line of a 50 feet wide right of way, N 78 deg 49 min E a distance  
of 164.24 feet to an iron pin; thence N 11 deg 11 min W a distance of 50.00 feet to an  
iron pin; thence N 0 deg 59 min E a distance of 200.00 feet to an iron pin; thence S 78  
deg 49 min W a distance of 409.20 feet to an iron pin; thence N 89 deg 01 min W a  
distance of 300.00 feet to the beginning, containing 221.51 acres more or less, being a  
description of the remaining property of the premises transferred to Paul Gemmer in  
Volume 175, page 185, Volume 181, page 272 and Volume 195, page 294 and subject to  
all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West  
Union, Ohio in September, 1979.

LAST TRANSFER: Volume 217 Page 540

APPROVED FOR TRANSFER  
RE Robert E. Satterfield  
ADAMS COUNTY ENGINEER

A. Hedrick

and all the Estate, Title and Interest of the said Grantor

DEC 20 1979

19279

either in Law or Equity, of, in and to the said premises; **Together** with all the priv-  
ileges and appurtenances to the same belonging, and all the rents, issues and profits  
thereof; **To have and to hold** the same to the only proper use of the said Grantee,  
THE NATURE CONSERVANCY, its successors

~~for~~ and assigns forever.  
**And the said** HELEN BLACK

for herself and her heirs, executors and administrators,  
does hereby **Covenant** with the said THE NATURE CONSERVANCY, its successors

that she the true and lawful owner of the said premises,  
and has full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That** she **does Warrant and Will**  
**Defend** the same against all claim or claims, of all persons whomsoever;

**In Witness Whereof, The said**

HELLEN BLACK and ROBERT L. BLACK, JR.,

who hereby releases all his right and expectancy of **Dower** in the said premises, have hereunto set their hands  
20th day of December 19 79. this

Signed and acknowledged in presence of—

<u>Melinda K. Miller</u>	<u>Helen Black aka Hlec Black</u>
<u>Edith Weale</u>	<u>HELEN BLACK</u>
_____	_____
_____	<u>Robert L. Black Jr</u>
_____	<u>ROBERT L. BLACK, JR.</u>
_____	_____
_____	_____

**State of** OHIO **County of** HAMILTON **SS.**

**Be it Remembered, That on the** 20th **day**

of December, 19 79,

before me, the subscriber, a  
notary public in and for said county, personally came

HELLEN BLACK and ROBERT L. BLACK, JR.

the grantor in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

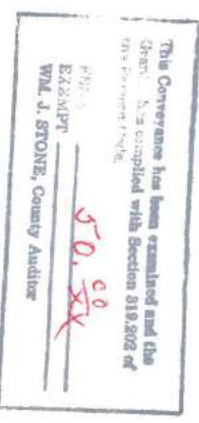


**In Testimony Whereof, I have hereunto subscribed**

my name and affixed my notaral seal  
on the day and year last aforesaid.

INDEXED

Edith Weale  
my commission expires 2/27/82



This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693

TRANSFERRED  
FEE 354

141 DEC 21 1979

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

William J. Stone,  
COUNTY AUDITOR



**Warranty Deed**

*FROM*

*TO*

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 19.202 O.R.C.  
EXEMPT

APR 28 2014

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 4-28-14 By: KB  
Par.# 133-36  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

CONVEYANCE FEE 356.80  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201400001104  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-28-2014 At 10:49 am.  
DEED 28.00  
OR Book 431 Page 77 - 78

Parcel Nos.: 133-00-00-036.000  
File No.: 14Q0004-1

## GENERAL WARRANTY DEED

Helen C. Black, a widow and unremarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**, including without limitations all of the land together with all minerals in, on or under the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 210, Page 456

Executed this 24<sup>th</sup> day of April, 2014.

Helen C. Black  
Helen C. Black

STATE OF OHIO, COUNTY OF HAMILTON, SS:

24<sup>th</sup> The foregoing instrument was acknowledged before me, a notary public, in and for said state this day of April, 2014 by Helen C. Black, Grantor herein.

Stephen L. Black  
Notary Public



STEPHEN L. BLACK  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.  
DATE: 10/1/88  
BY: [Signature]



Helen C. Black

81.087 Acres

Situated in the Township of Tiffin, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 933 and also being a new survey consolidating Tract No. 1 of the original 32.74 acres and Tract No. 2 of the original 47 acres owned by Helen C. Black as recorded in D.B. 210, P. 456 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Satterfield Road (T-73) and a 50 feet wide easement (O.R. 24, P. 890); thence with a tie line, N 58 deg 14 min 43 sec W 1537.66 feet to a 5/8" iron pin found and a corner to 45.243 acres of The Nature Conservancy (O.R. 24, P. 890) and 152.430 acres of Lonnie Gene and Ruth Ann Moore (O.R. 12, P. 237) and **BEING THE REAL POINT OF BEGINNING**; thence with said Moore's line for the next three calls, S 09 deg 01 min 22 sec W 1161.38 feet to a point, which is referenced by a 1/2" iron pin set at S 81 deg 11 min 05 sec E 1.91 feet; thence S 50 deg 47 min 12 sec W 914.64 feet to a point, which is referenced by a 1/2" iron pin set at S 65 deg 18 min 24 sec E 2.87 feet; thence S 33 deg 27 min 39 sec W 798.43 feet to a 1/2" iron pin set and in the line of 15.436 acres of Jennings Wayne and Kathleen Moore (D.B. 287, P. 738); thence with said Moore's line, N 42 deg 08 min 27 sec W 453.84 feet to an angle iron found and a corner to 2.00 acres of Gregory R. Wartinger (D.B. 254, P. 116); thence with said Wartinger's line, N 42 deg 08 min 27 sec W 323.42 feet to a 1/2" iron pin set and in the line of 100 acres of Donald C. McCarty, Et. Al. (D.B. 255, P. 365); thence with said McCarty's line for the next three calls, N 27 deg 23 min 24 sec E 401.14 feet to a point, which is referenced by a 1/2" iron pin set at S 73 deg 26 min 46 sec E 20.01 feet; thence N 38 deg 24 min 36 sec E 280.79 feet to a 1/4" iron pin found; thence N 56 deg 47 min 19 sec W 1093.55 feet to a 1/4" iron pin found and a corner to 129.059 acres of The Nature Conservancy (O.R. 93, P. 1); thence with the line of The Nature Conservancy for the next four calls, S 83 deg 51 min 56 sec E 417.13 feet to a point, which is referenced by a 1/2" iron pin set at N 23 deg 11 min 48 sec W 9.22 feet; thence N 53 deg 21 min 18 sec E 410.56 feet to a stone found; thence N 25 deg 32 min 27 sec E 481.85 feet to a stone found; thence N 29 deg 51 min 02 sec E 632.16 feet to a 5/8" iron pin found and a corner to the aforementioned The Nature Conservancy (45.243 acres); thence with the line of The Nature Conservancy for the next two calls, S 79 deg 18 min 39 sec E 1213.55 feet to a 5/8" iron pin found; thence S 09 deg 01 min 22 sec W 322.57 feet to the beginning, containing 81.087 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 09 deg 01 min 22 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on February 11, 2014 and found in file No. A-14-09.

Filename: helencblack81087acR



\* 9 9 9 9 9 9 \*

# 176

## Separator Sheet

CASO Scanning and Image Processing

TNC- Ohio: Land Protection Files

**Parcel:** Edge of Appalachia

**Tract:** Bohl (Hanging Prairie)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



Deed

Instrument  
200900004392 DR

Book Page  
350 712

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT X.R.

DEC 30 2009

**APPROVED FOR TRANSFER**  
Adams County Tax Map Dept.  
Date: 12-30-09 By: RP  
Par. #: 148-00-057.002  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

CONVEYANCE FEE \_\_\_\_\_  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Parcel No: 148-00-00-057.002  
File No.: 09Q0154-1

200900004392  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-30-2009 At 02:07 pm.  
DEED 36.00  
OR Book 350 Page 712 - 714

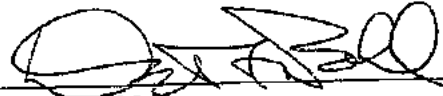
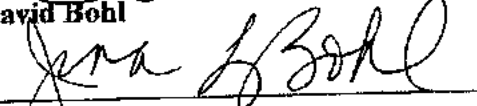
### GENERAL WARRANTY DEED

David Bohl and Jina Bohl, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following described Real Property:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record 289, Page 26  
Auditor's Parcel No.: 148-00-00-057.002

Executed this 24 day of December, 2009.

  
David Bohl  
  
Jina Bohl

STATE OF OHIO, COUNTY OF BROWN, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 24 day of December, 2009 by David Bohl and Jina Bohl, Grantors herein.

*Anita M. Schneider*

Notary Public

Anita M. Schneider  
Notary Public, State of Ohio  
My Commission Expires  
September 22, 2010

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

### EXHIBIT "A"

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 14309 and 14617, and also being part of a 41.971 acre tract conveyed to The Nature Conservancy as recorded in Volume 285, Page 300, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Hamm Road (T-1095), said spike being a corner of Robert Taylor (Volume 266, Page 765, A.C.D.R.), thence leaving said Hamm Road and with said Robert Taylor, S.  $21^{\circ} 49' 38''$  E, 250.00 feet to a rebar (set); thence 4 new division lines through the tract of which this is a part, S.  $68^{\circ} 10' 22''$  W. 400.00 feet to a rebar (set); thence N.  $21^{\circ} 49' 38''$  W., passing a rebar (set) in the centerline of said Hamm Road at 599.06 feet, a total distance of 700.00 feet to a rebar (set); thence N.  $68^{\circ} 10' 22''$  E. 400.00 feet to a rebar (set); thence S.  $21^{\circ} 49' 38''$  E. 450.00 feet to the place of beginning, containing 6.428 acres, more or less, and being subject to all legal rights-of-way and easements for record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in April 1990.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

148-00-00-057.002

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

GENERAL WARRANTY DEED BY A CORPORATION, Form No. 32-A

REGISTERED IN U.S. PATENT OFF. IT'S A SECRET  
ANDERSON PUBLISHING CO. CINCINNATI, OHIO 45202

## GENERAL WARRANTY DEED\*

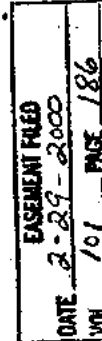
2292

26

The Nature Conservancy <sup>(1)</sup> a corporation organized and existing under the laws of the State of District of Columbia for valuable consideration paid; grants, with general warranty covenants, to David and Jina Bohl, husband and wife, whose tax-mailing address is P.O. Box 291, Mt. Orab, OH 45154 the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

This conveyance is subject to all rights, restrictions and easements of record; to real estate taxes due in 1990 and thereafter; to a lease between the Grantor herein and Lucien Fenton; and to those restrictions set out in Exhibit B attached hereto and incorporated by reference herein.



Prior Instrument Reference: Vol. 285 Page 300 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by Russell Van Herik, its <sup>vice</sup> president, and Jane Prohaska, its <sup>assistant</sup> secretary, thereunto duly authorized by resolution of its board of directors, this 18<sup>th</sup> day of Sept. 1990. Signed and acknowledged in the presence of:

WITNESS GAIL HARBECK  
WITNESS DONNA RIGGS

THE NATURE CONSERVANCY (3)  
by Russell Van Herik, Vice PRESIDENT  
Jane Prohaska, Assistant SECRETARY

State of Ohio Minnesota

County of Hennepin SS.

**BE IT REMEMBERED**, That on this day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came Russell Van Herik, vice president, and Jane Prohaska, assistant secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors. governors.

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



Rose Anne Roznowski

This instrument was prepared by Jane Prohaska, Regional Counsel, The Nature Conservancy, 1313 Fifth Street S.E., Minneapolis, MN 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps



## EXHIBIT A

## LEGAL DESCRIPTION

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 14309 and 14617, and also being part of a 41.971 acre tract conveyed to The Nature Conservancy as recorded in Volume 285, Page 300, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Hamm Road (T-1095), said spike being a corner of Robert Taylor (Volume 266, Page 765, A.C.D.R.), thence leaving said Hamm Road and with said Robert Taylor, S.21°-49'-38"E. 250.00 feet to a rebar (set); thence with four (4) new division lines through the tract of which this is a part, S.68°-10'-22"W. 400.00 feet to a rebar (set); thence N.21°-49'-38"W., passing a rebar (set) in the centerline of said Hamm Road at 599.06 feet, a total distance of 700.00 feet to a rebar (set); thence N.68°-10'-22"E. 400.00 feet to a rebar (set); thence S.21°-49'-38"E. 450.00 feet to the place of beginning containing 6.428 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6638, in April 1990.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code	
FEE \$	17.00
EXEMPT	
WILL J. STONE, County Auditor	

TRANSFERRED 9/21/90  
WILL J. STONE  
COUNTY AUDITOR  
FEE 50¢

ACCEPTABLE FOR TRANSFER  
Per J. Galt  
09-21-90  
#22590

28

EXHIBIT B  
RESTRICTIONS

The property shall be subject to the following restrictions:

There shall be no further subdivision of the property.

No mobile homes shall be placed on the property.

The property shall not be used for business or commercial purposes nor may any structures be placed on the property in conjunction with any business or commercial purpose. Nothing herein shall be construed to prevent the use of the property for agricultural or residential purposes.

There shall be no mineral exploration or removal by any method which would disturb the surface of the property.

These restrictions shall run with the property in perpetuity and shall be binding upon the Grantees herein and the Grantees' heirs, successors and assigns. The restrictions shall further be deemed to benefit the adjacent land to the north and south now owned by The Nature Conservancy as acquired by it in that deed recorded in Adams County on November 22, 1989 at Volume 285, Page 300. The Nature Conservancy and its successors and assigns to its interest in this adjacent property shall have the right to enforce these restrictions through any proceeding available at equity or in law.

ADAMS COUNTY  
RECORDER  
REC'D. FEES 12.00

SEP 21 90

11:07 AM

RECORDED  
VOL. 289 PAGE 26  
BILL MCHEENRY

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**



## GENERAL WARRANTY DEED\*

2292

289/26 26

The Nature Conservancy

(1), a <sup>not-for-profit</sup> corporation organized and existing under

the laws of the State of District of Columbia

for valuable consideration paid, grants, with general warranty covenants, to

David and Jina Bohl, husband and wife

, whose tax-mailing address is

P.O. Box 291, Mt. Orab, OH 45154

the following **REAL PROPERTY**: Situated in the County of Adams

in the State

of Ohio and in the Township of Brush Creek

(2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

This conveyance is subject to all rights, restrictions and easements of record; to real estate taxes due in 1990 and thereafter; to a lease between the Grantor herein and Lucien Fenton; and to those restrictions set out in Exhibit B attached hereto and incorporated by reference herein.

EASEMENT FILED  
DATE 2-29-2000  
VOL 101 PAGE 186

Prior Instrument Reference: Vol. 285 Page 300 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by Russell Van Herik, its <sup>vice</sup> president, and Jane Prohaska, its <sup>assistant</sup> secretary, thereunto duly authorized by resolution of its board of directors, this 18<sup>th</sup> day of Sept. 1990. Signed and acknowledged in the presence of:

Gail Harbeck  
WITNESS GAIL HARBECK

Donna Riegs  
WITNESS DONNA RIEGS

THE NATURE CONSERVANCY

(3)

by

Russell Van Herik, Vice PRESIDENT

Jane Prohaska, Assistant SECRETARY

SS.

State of Ohio Minnesota

County of Hennepin

**BE IT REMEMBERED**, That on this day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came Russell Van Herik, vice president, and Jane Prohaska, assistant secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors, governors.

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



Rose A. Roznowski  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY

My commission expires 6-5-95

Rose Anne Roznowski

This instrument was prepared by Jane Prohaska, Regional Counsel, The Nature Conservancy, 1313 Fifth Street S.E., Minneapolis, MN 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

## EXHIBIT A

## LEGAL DESCRIPTION

(X)

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 14309 and 14617, and also being part of a 41.971 acre tract conveyed to The Nature Conservancy as recorded in Volume 285, Page 300, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Hamm Road (T-1095), said spike being a corner of Robert Taylor (Volume 266, Page 765, A.C.D.R.), thence leaving said Hamm Road and with said Robert Taylor, S.21°-49'-38"E. 250.00 feet to a rebar (set); thence with four (4) new division lines through the tract of which this is a part, S.68°-10'-22"W. 400.00 feet to a rebar (set); thence N.21°-49'-38"W., passing a rebar (set) in the centerline of said Hamm Road at 599.06 feet, a total distance of 700.00 feet to a rebar (set); thence N.68°-10'-22"E. 400.00 feet to a rebar (set); thence S.21°-49'-38"E. 450.00 feet to the place of beginning containing 6.428 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in April 1990.

This Conveyance has been examined and the Grantor has complied with Section 819.202 of the Revised Code	
FEE \$	17.00
EXEMPT	
WM. J. STONE, County Auditor	

TRANSFERRED 9/21/1990  
 WM. J. STONE  
 COUNTY AUDITOR  
 FEE 504

(X)  
 ACCEPTABLE FOR TRANSFER  
 Per J. Gifford 09-21-90  
#22590



28

EXHIBIT B  
RESTRICTIONS

The property shall be subject to the following restrictions:

There shall be no further subdivision of the property.

No mobile homes shall be placed on the property.

The property shall not be used for business or commercial purposes nor may any structures be placed on the property in conjunction with any business or commercial purpose. Nothing herein shall be construed to prevent the use of the property for agricultural or residential purposes.

There shall be no mineral exploration or removal by any method which would disturb the surface of the property.

These restrictions shall run with the property in perpetuity and shall be binding upon the Grantees herein and the Grantees' heirs, successors and assigns. The restrictions shall further be deemed to benefit the adjacent land to the north and south now owned by The Nature Conservancy as acquired by it in that deed recorded in Adams County on November 22, 1989 at Volume 285, Page 300. The Nature Conservancy and its successors and assigns to its interest in this adjacent property shall have the right to enforce these restrictions through any proceeding available at equity or in law.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

SEPT 21 90

11:07 AM

RECORDED  
VOL. 289 PAGE 26  
BILL McHENRY

2925

7A. USMPO 7733  
7. USMPO #63  
5. USMPO #113

634

**WARRANTY DEED**

RALPH BROWN AND ROSALIE BROWN, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, VA 22209, whose tax mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the following REAL PROPERTY:

Situated in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a mulberry stump between two limestone rocks on the north bank of a small ravine, southwest corner to Patterson Malone's two acre tract in the east line of Survey No. 15791; thence S 7 deg 24' E 63.3 poles to two hickories, corner to Survey No. 14114; thence S 73 deg 45' W 22.6 poles to a sugar tree, corner to Survey No. 14091; thence N 63 deg 30' W 33.5 poles to a hickory and buckeye; thence S 46 deg 30' W 29 poles to four chestnuts on a ridge; thence N 46 deg 15' W 42 poles to a buckeye; thence N 4 deg W 71 poles to a hickory and white oak; thence N 75 deg E 15 poles to an ash (this line crosses a pond at 4 to 7 poles); thence S 80 deg 30' E 20.6 poles to a poplar; thence N 28 deg E 27.5 poles to a hickory; thence S 45 deg E 65.5 poles at 43 poles this line enters a ravine and meanders the same to the beginning; thence S 88 deg 30' E 9 poles to the beginning, CONTAINING 54 ACRES more or less. Part of Survey No. 15794.

Prior Instrument Reference: Vol. 277 , page 24 , of the Deed Records of Adams County, Ohio.

RALPH AND ROSALIE BROWN of the Grantors, releases all rights of dower therein. Witness their hand(s) this 27th day of December 1989.

Signed and acknowledged in the presence of:

Amy Hedrick  
Amy Hedrick

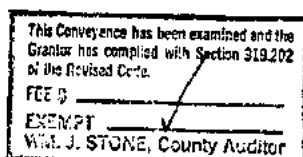
Ralph Brown  
RALPH BROWN

Robert D. Castor  
Robert D. Castor

Rosalie Brown  
ROSALIE BROWN

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 27th day of December, 1989, before me, the subscriber, a notary public in and for said state, personally came Ralph Brown and Rosalie Brown, husband and wife, the



TRANSFERRED 12-28-1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

Approved For Trans:  
A. H. Wallingford  
Adams County Engineer  
R. Davis  
DEC 28 89  
15981

Grantor(s) in the foregoing deed and acknowledged the signing thereof  
to be their voluntary act and deed.

DEC 5 89  
FORMAL VERIFICATION  
BY NOTARY

APPROVED

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



ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 B. C.

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDER  
REC'D. - FEES. 10<sup>00</sup>

DEC 28 89 9:05 AM

RECORDED  
VOL. 285 PAGE 634  
BILL MCHEERY

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 3-22-10 By: KB  
Par. #: 134-P/O 16  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT

MAR 02 2011

CONVEYANCE FEE 1467.60  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201100000670  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
03-02-2011 At 02:55 pm.  
DEED 36.00  
OR Book 373 Page 27 - 29

Parcel No.: PL 134-00-00-010.000  
File No.: 10Q0107-1

## GENERAL WARRANTY DEED

Mary B. Brown, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

More commonly known as: 380 Weaver Road  
West Union, OH 45693  
Prior Deed Reference: Official Record Book 298, Page 58  
Auditor's Parcel No.: Part of 134-00-00-010.000

Executed this 2<sup>nd</sup> day of March, 2011.

Mary B. Brown  
Mary B. Brown

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 2<sup>nd</sup> day of March, 2011 by Mary B. Brown, Grantor herein.

Michael C. Fletcher

Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

## EXHIBIT "A"

Being situated in the Township of Brush Creek, County of Adams and State of Ohio, and also being a part of VMS No. 2020 and 7119 and being the part (180.931 acres) of original 167 ¼ acres T-1, all of original 41 acres, 2 rods and 36 poles (44.907 acres) and part (0.304 acres) of original 13.62 acres T-2 owned by Mary B. Brown in D.B. 238, Page 271 and O.R. 298, Page 058 and being described as follows:

Beginning at a spike found in the centerline of Weaver Road C-5B and being a corner to 8.82 acres owned by Nature Conservancy in O.R. 148, Page 090; thence with said centerline North 55° 09' 25" West a distance of 71.48 feet to a spike found; thence North 46° 38' 43" West a distance of 70.78 feet to a spike set; thence North 42° 00' 07" West a distance of 152.16 feet to a spike found; thence North 35° 19' 22" West a distance of 276.28 feet to a spike set; thence North 36° 35' 03" West a distance of 175.16 feet to a spike set; thence North 49° 20' 35" West a distance of 88.96 feet to a spike found; thence North 68° 55' 32" West a distance of 101.45 feet to a spike found and also being the true point of beginning of a new 20' wide easement hereby granted and retained; thence with eleven division lines and with said east line of a new 20' wide easement North 26° 55' 06" East passing a 5/8" rebar set at 23.82 for a total distance of 105.37 feet to a 5/8" rebar set; thence North 48° 20' 32" East a distance of 175.99 feet to a 5/8" rebar set and being the termination of said 20' wide easement; thence North 04° 34' 21" West a distance of 22.44 feet to a 5/8" rebar set; thence North 34° 01' 23" West a distance of 278.88 feet to a 5/8" rebar set; thence North 23° 56' 41" East a distance of 64.57 feet to a 5/8" rebar set; thence North 40° 42' 14" West a distance of 97.38 feet to a 5/8" rebar set; thence South 46° 58' 56" West a distance of 45.09 feet to a 5/8" rebar set; thence South 47° 11' 57" West a distance of 264.87 feet to a 5/8" rebar set; thence South 39° 51' 58" East a distance of 237.47 feet to a 5/8" rebar set; thence South 23° 30' 06" East a distance of 253.90 feet to a 5/8" rebar set; thence South 46° 29' 07" West a distance of 66.31 feet to a spike found in the centerline of said Weaver Road; thence with said centerline South 66° 24' 09" West a distance of 210.99 feet to a spike found; thence South 69° 05' 14" West a distance of 170.91 feet to a spike found; thence South 82° 33' 49" West a distance of 95.62 feet to a spike found; thence North 88° 45' 33" West a distance of 190.14 feet to a spike found being a corner to 17.00 acres owned by James Burton, et al. in D.B. 294, Page 821; thence with said Burton North 38° 54' 27" West a distance of 1264.02 feet to a 5/8" rebar found being a corner to 14.417 acres owned by Sally J. Lewis in O.R. 302, Page 347; thence with said Lewis North 39° 04' 27" West a distance of 577.13 feet to a point in creek; thence with said creek North 55° 00' 02" East a distance of 1517.87 feet to a point in creek; thence North 58° 33' 03" East a distance of 938.64 feet to a point in creek; thence North 74° 40' 02" East a distance of 179.56 feet to a point in creek; thence North 79° 27' 31" East a distance of 175.18 feet to a point in creek; thence South 59° 14' 13" East a distance of 299.00 feet to a point in creek; thence South 56° 47' 35" East a distance of 1393.77 feet to a point in creek being a corner to 32.18 acres owned by The Cincinnati Museum Natural History in O.R. 269, Page 168; thence with said Museum South 25° 00' 31" West a distance of 441.00 feet to a ¼" rebar found; thence South 41° 42' 48" East a distance of 588.93 feet to a ¼" rebar found; thence South 64° 13' 40" East a distance of 450.71 feet to a ¼" rebar found; thence South 23° 32' 10" West a distance of 331.11 feet to a ¼" rebar found; thence South 66° 55' 20" West a distance of 1233.50 feet to a 5/8" rebar set; thence South 28° 33' 20" West a distance of 495.00 feet to a 5/8" rebar set being a corner to aforementioned Conservancy; thence with said Conservancy South 61° 34' 26" West a distance of



279.89 feet to a spike found, which is the True Point of Beginning, containing 183.447 acres, more or less, and being subject to all legal right of ways, easements and restrictions of record.

Bearings are based upon the South 64° 13' 40" East line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on December 22, 2010 as found in File No. 10-191.

There are excepted from the warranty covenants set forth herein matters of zoning, conditions and restrictions and easements of record.

TOGETHER WITH THE FOLLOWING 20' ACCESS EASEMENT DESCRIBED AS FOLLOWS:

Being situated in the Township of Brush Creek, County of Adams and State of Ohio and also being a part of VMS No. 2020 and 7119 and being the part of original 167 ¼ acres T-1, owned by Mary B. Brown in D.B. 238, Page 271 and O.R. 298, Page 058 and being described as follows:

Commencing at a reference spike found in the centerline of Weaver Road C-5B and being a corner to 8.82 acres owned by Nature Conservancy in O.R. 148, Page 090; thence with said centerline North 55° 09' 25" West a distance of 71.48 feet to a spike found; thence North 46° 38' 43" West a distance of 70.78 feet to a spike set; thence North 42° 00' 07" West a distance of 152.16 feet to a spike found; thence North 35° 19' 22" West a distance of 276.28 feet to a spike set; thence North 36° 35' 03" West a distance of 175.16 feet to a spike set; thence North 49° 20' 35" West a distance of 88.96 feet to a spike found; thence North 68° 55' 32" West a distance of 101.45 feet to a spike found being the true point of beginning and being the east line of a new 20' wide easement hereby granted and retained; thence with said east line and 20' wide easement, said easement lying northwest of said line, North 26° 55' 06" East a distance of 105.37 feet to a 5/8" rebar set; thence North 48° 20' 32" East a distance of 175.99 feet to a 5/8" rebar set being the point of termination of a new 20' wide easement.

Bearings are based upon the South 64° 13' 40" East line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on December 22, 2010 as found in File No. 10-191.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

MAR 10 2014

CONVEYANCE FEE 506.40  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map  
Date: 3-10-14 By: KB  
Par.# 107-2.002  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., Inc.

201400000635  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
03-10-2014 At 10:33 am.  
DEED 28.00  
OR Book 429 Page 99 - 100

Parcel No.: 107-00-00-002.002  
File No.: 14Q0002-1

## GENERAL WARRANTY DEED

Wendell A. Cole and Betty Joann Cole, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**, including without limitations all of the land together with all minerals in, on or under the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 381, Page 760 and  
Official Record 199, Page 434

Executed this 10<sup>th</sup> day of March, 2014.

Wendell A. Cole  
Wendell A. Cole

Betty Joann Cole  
Betty Joann Cole

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 10<sup>th</sup> day of March, 2014 by Wendell A. Cole and Betty Joann Cole, Grantors herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

## EXHIBIT "A"

Legal Description  
For File: 14Q0002-1

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 2615, 7200 and 8258 and also being part of an original 88.347 acre tract conveyed to Nellie Cole as recorded in Volume 170, Page 561, Volume 267, Page 209 and Volume 282, Page 833, Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Cole Road (C-50A), said spike being the northwest corner of the original 88.347 acre tract of which this is a part, said spike also being a corner of the Nature Conservancy (Volume 287, Page 387, A.C.D.R.); thence leaving said Cole Road and with said Nature Conservancy for the next two (2) calls, S 13 deg 56' 45" W, 1574.34 feet to a one inch pipe (found); thence N 74 deg 12' 24" W, 971.89 feet to a one inch pipe (found), said pipe being a corner of another tract of land conveyed to said Nature Conservancy (Volume 292, Page 21, A.C.D.R.); thence with the second mentioned tract of said Nature Conservancy, N 74 deg 52' 26" W 169.78 feet to a 5/8 inch rebar (found); thence with a new division line through the tract of which this is a part, N 18 deg 02' 10" W, passing a 5/8 inch rebar (set) at 1102.50 feet, a total distance of 1106.82 feet to a point on the south edge of Cole Road; thence with said Cole Road, N 81 deg 18' 39" E 1514.21 feet to a spike (set) in the centerline of said Cole Road; thence with the centerline of said Cole Road for the next two (2) calls, S 83 deg 58' 57" E 115.54 feet to a spike (found); thence S 76 deg 35' 10" E, 215.35 feet to the place of beginning containing 45.210 acres, more or less, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the S 76 deg 35' 10" E line as recorded in Volume 282, Page 833, A.C.D.R. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, on June 18, 2003.

107-00-00-002.002

# Know all Men by these Presents

586

That

JOHN H. CONDON and PAULETTE CONDON, husband and wife  
RICHARD L. THOMAS and GEORGIA THOMAS, husband and wife

Missing:

- Option  
- appraisal  
- EA

of the VILLAGE of WEST UNION

County of ADAMS

and State of OHIO

Grantor s, in consideration of the sum of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to them paid by THE NATURE CONSERVANCY

of the CITY of COLUMBUS

County of FRANKLIN

and State of OHIO

Grantees, the receipt whereof is hereby

acknowledged, do hereby grant, bargain, sell and convey to the said Grantees

THE NATURE CONSERVANCY

It's Successors

~~REURS~~ and assigns forever, the

following Real Estate situated in the County of ADAMS

in the State of OHIO

, and in the TOWNSHIP

of

GREEN

and bounded and described as follows:

164.320 acres along West Fork Road and to the west of said road and adjacent to James Rideout, Floyd Denney and the property of THE NATURE CONSERVANCY.

Military Survey Numbers 14104 and 14832

BEGINNING at a spike found in the centerline of West Fork Road and a corner to a 264.72 acres of James Gragg Upson as recorded in Volume 259, page 153 and a corner of the original 253.486 acres;

thence with said Upson's line, S. 9 deg. 53' min. 39 sec. W. a distance of 819.72 feet to an iron pin found and a corner to James F. Rideout as recorded in Volume 169, page 608;

thence with five lines of said Rideout, N. 78 deg. 54 min. 32 sec. W. a distance of 248.90 feet to an iron pin found;

thence S. 10 deg. 21 min. 00 sec. E. a distance of 544.50 feet to an iron pin found;

thence S. 72 deg. 39 min. 00 sec. W. a distance of 594.00 feet to an iron pin found;

thence N. 39 deg. 21 min. 00 sec. W. a distance of 198.00 feet to an iron pin found;

thence S. 77 deg. 04 min. 08 sec. W. a distance of 781.02 feet to an iron pin found in said Rideout's line and a corner to the property of the Nature Conservancy;

thence with a line of said property, N. 21 deg. 06 min. 18 sec. W. a distance of 2974.74 feet to an iron pin found and a corner to Floyd C. Denney as recorded in Volume 194, page 456;

thence with two lines of said Denney, N. 18 deg. 37 min. 21 sec. E. a distance of 1772.84 feet to an iron pin found;

thence S. 55 deg. 32 min. 16 sec. E., passing an iron pin set at 1160.08 feet, a distance of 1202.24 feet to a spike set in the centerline of the aforementioned West Fork Road and in said Denney's line;

thence with the centerline of said West Fork Road for the next twenty two

calls, S. 27 deg. 12 min. 57 sec. E. a distance of 57.40 feet to a spike set;

thence S. 20 deg. 35 min. 52 sec. E. a distance of 84.97 feet to a spike set;

thence S. 3 deg. 29 min. 23 sec. E. a distance of 82.84 feet to a spike set;

thence S. 4 deg. 16 min. 25 sec. W. a distance of 87.30 feet to a spike set;

thence S. 11 deg. 40 min. 36 sec. E. a distance of 132.10 feet to a spike set;  
thence S. 19 deg. 23 min. 07 sec. E. a distance of 172.50 feet to a spike set;  
thence S. 14 deg. 24 min. 37 sec. E. a distance of 261.06 feet to a spike set;  
thence S. 23 deg. 54 min. 32 sec. E. a distance of 89.08 feet to a spike set;  
thence S. 38 deg. 21 min. 51 sec. E. a distance of 137.19 feet to a spike set;  
thence S. 29 deg. 34 min. 39 sec. E. a distance of 78.49 feet to a spike set;  
thence S. 11 deg. 43 min. 28 sec. E. a distance of 89.49 feet to a spike set;  
thence S. 17 deg. 07 min. 05 sec. E. a distance of 90.91 feet to a spike set;  
thence S. 35 deg. 02 min. 29 sec. E. a distance of 85.82 feet to a spike set;  
thence S. 49 deg. 42 min. 18 sec. E. a distance of 95.28 feet to a spike set;  
thence S. 37 deg. 28 min. 31 sec. E. a distance of 97.16 feet to a spike set;  
thence S. 39 deg. 20 min. 01 sec. E. a distance of 88.33 feet to a spike set;  
thence S. 53 deg. 23 min. 44 sec. E. a distance of 116.92 feet to a spike set;  
thence S. 43 deg. 32 min. 45 sec. E. a distance of 92.82 feet to a spike set;  
thence S. 31 deg. 27 min. 51 sec. E. a distance of 123.77 feet to a spike set;  
thence S. 34 deg. 29 min. 58 sec. E. a distance of 153.66 feet to a spike set;  
thence S. 38 deg. 22 min. 59 sec. E. a distance of 177.23 feet to a spike set;  
thence S. 40 deg. 58 min. 41 sec. E. a distance of 289.22 feet to the beginning,

CONTAINING 164.320 ACRES more or less,

part of the original 253.486 acres of the premises transferred to JOHN H. CONDON, PAULETTE CONDON, RICHARD E. THOMAS and GEORGIA THOMAS in Volume 264, page 397 and subject to all legal highways and easements.

Bearings are magnetic.

SURVEYED: ROBERT E. SATTERFIELD, RLS # 4238, WEST UNION, OHIO  
MARCH 4, 1985

LAST TRANSFER: Volume 264, page 397

Approved For Transfer

*S.H. Wallingford*

Adams County Engineer

R. Davis

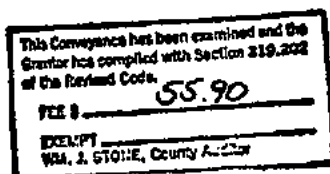
20700

MAR 7 1985

TRANSFER FEE  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

354

APR 10 1985



LAST TRANSFER: Deed Record Volume,

, Page

**To have and to hold** said premises, with all the privileges and appurtenances

thereunto belonging, to the said Grantee s

THE NATURE CONSERVANCY

It's Successors

~~and~~ and assigns forever.

And the said Grantor s

JOHN H. CONDON, PAULETTE CONDON, RICHARD L. THOMAS and GEORGIA THOMAS

for themselves

and their heirs,

do hereby covenant with the said Grantee s

THE NATURE CONSERVANCY

It's Successors ~~and~~ and assigns, that they are lawfully seized of the premises

aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

ADAMS COUNTY  
RECORDER

REC'D - FEE 12.00 pd.

1985 APR 15 PM 3:00

RECORDED  
VOL. 265 PAGE 750  
BILL McHENRY



and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s  
 THE NATURE CONSERVANCY  
 It's Successors ~~XXXXX~~ heirs and assigns  
 against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s  
 JOHN H. CONDON, PAULETTE CONDON, RICHARD L. THOMAS and GEORGIA THOMAS

who hereby release their right s of dower in the premises, ha ving hereunto set their hand this 10 day of april in the year of our Lord one thousand nine hundred and eighty five (19 85)

Signed and acknowledged in presence of

[Signature]  
Sherril Bowman

John H. Condon  
 JOHN H. CONDON  
Paulette Condon  
 PAULETTE CONDON  
Richard L. Thomas  
 RICHARD L. THOMAS  
Georgia Thomas  
 GEORGIA THOMAS

The State of OHIO  
 ADAMS County } ss.

**Be it Remembered** That on this 10<sup>th</sup> day of April, A.D. 19 85 before me, the subscriber, a notary public in and for said county, personally came the above named

JOHN H. CONDON, PAULETTE CONDON, RICHARD L. THOMAS and GEORGIA THOMAS

the Grantor s  
 in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]  
 Notary Public L. H. Comm.

# Warranty Deed

JOHN H. CONDON  
PAULETTE CONDON  
RICHARD E. THOMAS  
GEORGIA THOMAS

THE NATURE CONSERVANCY  
1504 West First Avenue, Columbus, Ohio 43212

Transferred \_\_\_\_\_ 19\_\_\_\_

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Adams SS

RECEIVED FOR RECORD ON THE

15 day of April 1985

at 3:00 o'clock P.M

and RECORDED April 15 1985 in

DEED Book 265 Page 250

Bill McHenry

CO. COUNTY RECORDER

RECORDERS FEE \$ 12.00 pd.

national  
graphics

117. 418 Ac.  
5633**DEED OF TRUSTEE****KNOW ALL MEN BY THESE PRESENTS:**

53 624

That, FIRST NATIONAL BANK OF SOUTHWESTERN OHIO, Trustee, under a trust instrument dated May 17, 1972, by the power conferred under said trust, for valuable consideration paid, **grants, with fiduciary covenants**, to THE NATURE CONSERVANCY, a nonprofit corporation organized and existing under the laws of the District of Columbia, and with the current business address of 1815 North Lynn Street, Arlington, Virginia, 22209 and tax mailing address of 6375 Riverside Drive, Suite 50, Dublin, Ohio, 43017, the following **real property**:

Being situated in Military Survey Nos. 15386, 15702, 15538 and 15551, in the Township of Brush Creek, in the County of Adams, in the State of Ohio and bounded and described as follows: Beginning at a spike in the centerline of Bethany Ridge Road and a corner to Mary Trickel and in the line of a 51.30 acres of Richard H. Durrell; thence with said Durrell's lines for the next eight calls, S 87 deg 30 min W, a distance of 1038.60 feet to a stone by a red oak stump; thence S 84 deg 05 min W, a distance of 280.85 feet to a large chestnut oak with three blazes; thence N 21 deg 05 min E, a distance of 508.65 feet to a stake; thence N 15 deg 45 min W, a distance of 759.00 feet to an iron pin by a hickory (down); thence S 66 deg 50 min W, a distance of 548.50 feet to a stake; thence S 86 deg 44 min W, a distance of 1101.37 feet to a stake; thence N 16 deg 03 min W, a distance of 311.85 feet to a stake; thence S 70 deg 19 min W, a distance of 351.93 feet to a stone by a maple; thence N 0 deg 10 min E, a distance of 1004.60 feet to a large poplar and a corner to Richard Spires; thence with four lines of said Spires, N 73 deg 03 min E, a distance of 1263.60 feet to an iron pin; thence N 51 deg 00 min E, a distance of 330.00 feet to an iron pin; thence N 66 deg 00 min E, a distance of 544.50 feet to an iron pin; thence N 7 deg 43 min W, a distance of 294.72 feet to a stone in the line of Temple Rogers; thence with two lines of said Rogers, S 73 deg 04 min E, a distance of 859.10 feet to an iron pin; thence S 71 deg 46 min E, a distance of 250.10 feet to an iron pin in the centerline of an old road and east of Bethany Ridge Road; thence with the centerline of the old road for the next three calls, S 1 deg 42 min E, a distance of 520.22 feet to an iron pin; thence S 7 deg 38 min E, a distance of 795.55 feet to an iron pin; thence S 10 deg 38 min E, a distance of 292.73 feet to an iron pin in said centerline and in the line of the aforementioned Mary Trickel; thence with said Trickel's line, S 79 deg 11 min W, a distance of 23.17 feet to a spike in the centerline of the aforementioned Bethany Ridge Road; thence with said centerline for the next six calls, S 1 deg 46 min W, a distance of 78.16 feet to a spike; thence S 4 deg 23 min E, a distance of 553.62 feet to a spike; thence S 10 deg 32 min W, a distance of 141.15 feet to a spike; thence S 5 deg 53 min E, a distance of 77.36 feet to a spike; thence S 30 deg 01 min E, a distance of 322.63 feet to a spike; thence S 28 deg 44 min E, a distance of 83.82 feet to the beginning, CONTAINING 138.49 ACRES, more or less, being a consolidation of the remaining property of the premises transferred to Edna Rogers in Volume 207, page 128 and subject to all legal highways and easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio, in April 1980.

**SAVE AND EXCEPT:**

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of VMS No's 15386-15702, 15538 and 15551, said tract also being part of an original 138.49 acre tract owned by the First National Bank of Southwestern Ohio, Trustee as recorded in Volume 294, Page 627 Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (found) in the center of Bethany Ridge Road, said spike being a corner to Linda J. McIntosh (Vol.290 Pg.596); thence with the center of said road N01-38-40W 369.17 feet to a spike (found); thence N05-28-26E 55.62 feet to a spike (found); thence leaving said road S82-35-50E 12.51 feet to a stone (found), said stone being a corner to Ronald W. Evans (Vol.302

RECEIVED AUG 24 1998



Pg.534); thence with said Evans line N08-44-10E 86.51 feet to a spike (found); thence N14-54-41W 181.57 feet to a rebar (found); thence N08-48-42W 252.40 feet to a spike (found) in the center of said road; thence with the center of said road N32-06-46W 107.32 feet to a spike (set); thence continuing with said road N11-27-00W 60.87 feet to a spike (set); thence N02-44-39W 221.71 feet to a spike (set); thence N06-34-03W 105.25 feet to a spike (set); thence leaving said road with (14) fourteen new division lines N69-17-25W 513.14 feet to a rebar (set); thence N69-18-06W 437.30 feet to a rebar (set); thence S68-52-05W 324.71 feet to a rebar (set); thence S10-30-18E 59.49 feet to a rebar (set); thence S75-15-00E 190.99 feet to a rebar (set); thence S04-10-38E 193.08 feet to a rebar (set); thence S56-20-55E 152.67 feet to a rebar (set); thence S67-13-45E 202.12 feet to a rebar (set); thence N77-58-35E 196.61 feet to a rebar (set); thence S21-27-06E 67.06 feet to a rebar (set); thence S53-54-10W 212.68 feet to a rebar (set); thence S72-32-48E 457.05 feet to a spike (set) in the center of the aforementioned easement; thence S54-00-51E 164.79 feet to a rebar (set); thence S01-11-52E 826.59 feet to a rebar (found), said rebar being a corner to said McIntosh; thence with said McIntosh N79-00-00E 197.10 feet to the beginning CONTAINING 17.078 ACRES more or less and being subject to all legal rights of ways and easements of record.

The bearings are based upon the N79-00-00E line, The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in February' 1997.

**SAVE AND EXCEPT:**

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of VMS No's 15386-15702,15538 and 15551, said tract also being part of an original 138.49 acre tract owned by the First National Bank of Southwestern Ohio, Trustee as recorded in Volume 294 Page 627 Adams County Deed Records and being bounded and described as follows;

Beginning at a reference spike (found) in the center of Bethany Ridge Road, said spike being a corner to Linda J. McIntosh (Vol.290 Pg.596); thence with the center of said road N01-38-40W 369.17 feet to a spike (found); thence N05-28-26E 55.62 feet to a spike (found); thence leaving said road S82-35-50E 12.51 feet to a stone (found), said stone being a corner to Ronald W. Evans (Vol.302 Pg.534); thence with said Evans line N08-44-10E 86.51 feet to a spike (found); thence N 14-54-41W 181.57 feet to a rebar (found); thence N05-48-42W 252.40 feet to a spike (found) in the center of said road; thence with the center of said road N32-06-46W 107.32 feet to a spike (set), said spike being the point of beginning of a 20 feet wide easement; thence leaving said road with the center of said easement for (18) eighteen calls S77-36-24W 45.24 feet to a spike (set); thence S73-27-28W 44.13 feet to a spike (set); thence S61-39-59W 64.60 feet to a spike (set); thence S41-45-24W 119.02 feet to a spike (set); thence S52-33-18W 71.60 feet to a spike (set); thence S69-38-36W 146.35 feet to a spike (set); thence S53-31-02W 91.26 feet to a spike (set); thence S35-43-00W 117.14 feet to a spike (set); thence S23-34-06W 111.54 feet to a spike (set); thence S16-43-40W 130.02 feet to a spike (set); thence S41-19-48W 91.89 feet to a spike (set); thence S61-40-47W 180.53 feet to a spike (set); thence S85-18-58W 37.86 feet to a spike (set); thence N64-38-29W 33.77 feet to a spike (set); thence N38-25-20W 63.06 feet to a spike (set); thence N33-59-09W 113.25 feet to a spike (set); thence N44-54-10W 145.16 feet to a spike (set); thence N38-19-33W 53.30 feet to a spike (set), said spike being the TRUE POINT OF BEGINNING of the tract hereby excepted; thence leaving said easement with (6) six new division lines S45-08-58W 351.00 feet to a rebar (set); thence N69-40-08W 214.46 feet to a rebar (set); thence N02-41E 350.37 feet to a rebar (set); thence N73-29-29E 307.53 feet to a rebar (set); thence S65-06-50E 192.80 feet to a rebar (set); thence S 11-12-00W 186.76 feet to the beginning CONTAINING 3.994 ACRES more or less and being subject to all legal rights of ways and easements of record.

The bearings are based upon the N79-00-00E line. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in February 1997.

Approved For Transfer  
*Adams County Engineer*  
Adams County Engineer  
*R. Caplan*  
12-00-00 Pg 31  
DEC 23 1997





53 626

**RETAINED EASEMENT:**

Grantors, their heirs and assigns do hereby retain the 20 foot wide nonexclusive easement at the location described within the description of the 3.994 acre tract of land described above. Said easement is for the purpose of ingress and egress from Bethany Ridge Road to the above described 3.994 acre tract over and across the 117.418 acre tract hereby conveyed to Grantee.

LAST TRANSFER: Volume 282, Page 166.

WITNESS the following signature this Dec. 24<sup>th</sup>, 1997.

Lisa M. Miller  
Lisa M. Miller Witness  
Samie McCauley  
Samie McCauley Witness

FIRST NATIONAL BANK OF  
SOUTHWESTERN OHIO, Trustee:

Martha J. Sorrell  
Martha J. Sorrell, Trust Officer

STATE OF OHIO, ADAMS COUNTY, ss:

The foregoing instrument was acknowledged before me this December 24<sup>th</sup>, 1997  
by Martha J. Sorrell, as the Trust Officer of FIRST NATIONAL BANK OF  
SOUTHWESTERN OHIO, on behalf of the Bank as Trustee of the Gwendolyn Culbertson Trust.

Lisa M. Miller  
NOTARY PUBLIC

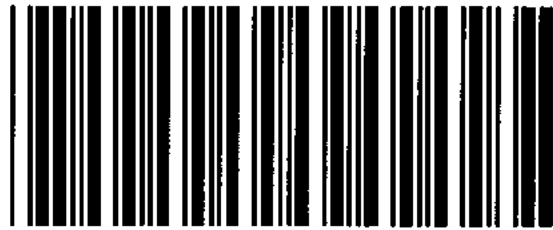
LISA M. MILLER  
Notary Public, State of Ohio  
My Commission Expires Aug. 2, 2001

This instrument prepared by: JOHN H. LAWLER (0041367), West Union, Ohio 45693.

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT  
DEC 31 1997  
CONVEYANCE FEE 100.00  
TRANSFER FEE 50  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

ADAMS CO. RECORDER  
MARK A. TOLLE  
DEC 31 1997  
11:33  
Vol 53 Pg 624 FEE 18.00





\* 9 9 9 9 9 9 \*

**42**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Dalrymple 1 (Abner Hollow)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

# Know all Men by these Presents

That Donna M. Dalrymple, a widow **AND UNREMARKED**

Missing:

- Title
- Option
- Appraisal
- LA
- Ratifying Sheet

of the Township of Green

County of Adams

and State of Ohio

Grantor s, in consideration of the sum of

One Dollar and other good and valuable consideration (\$1.00)

to her paid by The Nature Conservancy, a nonprofit Corporation organized under the laws of the District of Columbia

of the City of Arlington

County of

and State of Virginia

Grantee, the receipt whereof is hereby

acknowledged, do hereby grant, bargain, sell and convey to the said

Grantee The Nature Conservancy, a nonprofit Corporation organized under the laws of the District of Columbia

its successors ~~XXXX~~ and assigns forever, the

following Real Estate situated in the County of Adams

in the State of Ohio

and in the Township of

Green and Military Survey Nos. 7514, 14078, 14187 and 14804

and bounded and described as follows:

Beginning at an iron pin in the centerline of Black's Run Road, corner to a 1.92 acres of Cora W. Yezzi; thence with two lines of said Yezzi, N 28 deg 12 min E, passing an iron pin at 20.00 feet, a distance of 676.05 feet to an iron pin;

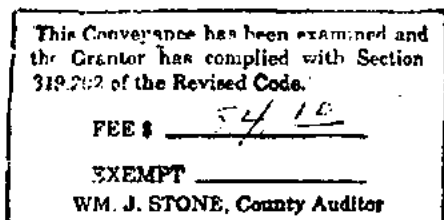
thence S 44 deg 11 min W a distance of 129.77 feet to a stone, corner to Hartzel Young; thence with said Young's line, N 71 deg 14 min W a distance of 270.08 feet to a stone in the line of Robert Terwillegar; thence with said Terwillegar's line, N 7 deg 05 min W a distance of 565.21 feet to a stone, corner to Mildred Littner; thence with five lines of said Littner, N 74 deg 15 min E a distance of 887.00 feet to a stone; thence N 35 deg 58 min W a distance of 193.47 feet to a stake; thence N 50 deg 00 min W a distance of 316.80 feet to a stake in a small creek; thence N 46 deg 35 min E, passing a stone at 16.50 feet, a distance of 855.20 feet to an ash near a cliff; thence S 52 deg 44 min E a distance of 775.50 feet to a stake; thence S 31 deg 42 min E a distance of 283.10 feet to an iron pin in the centerline of the aforementioned Black's Run Road; thence S 27 deg 40 min E a distance of 1333.35 feet to a stone; thence S 63 deg 55 min E a distance of 1455.50 feet to a stone; thence N 39 deg 30 min E a distance of 297.00 feet to a stone, corner to John C. Neupauer; thence with two lines of said Neupauer, S 84 deg 30 min E a distance of 396.00 feet to a stone; thence S 19 deg 35 min E a distance of 1237.50 feet to a stone in the line of the property of Nature Conservancy; thence with two lines of said property, S 34 deg 30 min W a distance of 363.00 feet to a stone; thence S 11 deg 25 min W a distance of 924.00 feet to a stone; thence with two division lines through the original tract, N 55 deg 27 min W a distance of 2563.05 feet to a stone;

thence S 55 deg 10 min W a distance of 617.00 feet to a stone by a hickory stump, corner to Mamie Thatcher; thence with two lines of said Thatcher, N 24 deg 45 min W a distance of 891.00 feet to a stone; thence N 67 deg 50 min W a distance of 247.50 feet to a stone;

corner to Hartzel Young; thence with said Young's line, N 51 deg

15 min W a distance of 591.95 feet to an iron pin in the centerline of the aforementioned Black's Run Road; thence with said centerline, S 50 deg 04 min W a distance of 4.45 feet to the beginning, containing 200.01 acrs more or less, being a part of the premises transferred to Paul Gemmer in Volume \_\_\_, page \_\_\_ and subject to all legal highways and easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in January 1977.



APPROVED FOR RECORD  
R. E. Lutz, Jr.  
ADAMS COUNTY ENGINEER

A. Hedrick

MAR 29 1977

13762

Last Transfer: Deed Record Volume \_\_\_, Page \_\_\_

**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, The Nature Conservancy, a nonprofit corporation organized under the laws of the District of Columbia its successors ~~XXXX~~ and assigns forever.

And the said Grantor Donna M. Dalrymple

for herself and her heirs

do es hereby covenant with the said Grantee The Nature Conservancy, a nonprofit corporation organized under the laws of the District of Columbia

its successors

~~XXXX~~ and assigns, that she is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

and that she will forever **Marrant and Defend** the same, with the appurtenances, unto the said Grantee The Nature Conservancy, a nonprofit corporation organized under the laws of the District of Columbia its successors ~~XXXX~~ and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor Donna M. Dalrymple, a widow

747

who hereby release-s-----her-----right---of-dower in the premises, ha s hereunto set her hand, this 29th day of March, in the year of our Lord one thousand nine hundred and seventy-seven (19 77)

Signed and acknowledged in presence of  
Elmer Spencer  
Louise M. Spencer

Donna M. Dalrymple

The State of OHIO  
ADAMS County } ss.

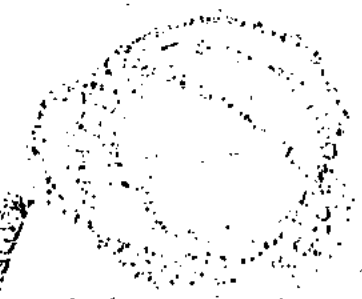
Be it Remembered That on this 28th day of March, A.D. 19 77, before me, the subscriber, a notary public in and for said county, personally came the above named Donna M. Dalrymple, a widow

the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Elmer Spencer  
ELMER SPENCER, Notary Public  
state of Ohio, Life Comm.

This instrument prepared by ELMER SPENCER Attorney at Law  
West Union, Ohio 45693



Don't say 200.01 A

550

# Warranty Deed

DONNA DALRYMPLE

TO

THE NATURE CONSERVANCY  
1800 N. Kent Street  
Suite 800  
Arlington, VA 22209

Transferred TRANSFERRED \_\_\_\_\_ 19\_\_\_\_  
FEE 3.50

MAR 29 1977 COUNTY AUDITOR

William J. Stone,  
COUNTY AUDITOR  
ADAMS COUNTY  
RECORDER

REC'D - FEE

*7.00*

'77 MAR 30 AM 9:20

RECORDED

VOL 236 PAGE 746  
ROBERT D. BLANTON

DAVID H TODD  
202 ATLAS BANK BLDG  
CINTI OHIO 45202



# Warranty Deed

---

TO

---

Transferred \_\_\_\_\_ 19\_\_\_\_

---

COUNTY AUDITOR

---

# WARRANTY DEED

1035

TH. (S.M.) 4/18/91

DEED  
4 Acres

RALPH DELK AND JEAN DELK, husband and wife of Butler County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, Virginia 22209, whose tax mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the following REAL PROPERTY:

Situated in the Township of Green, County of Adams and State of Ohio in Military Survey Nos. 16196 and 17804 and more particularly described as follows:

Beginning at a black oak stump on the north side of Black's Run Road, the most southeasterly corner of the 44.26 acres of which this is a part; thence with Robert Harris' line S 63 deg 57' W, 322.58 feet to an iron pipe; thence a severance line N 22 deg 47' E, 1093.66 feet to an iron pipe in the line of the land of Ronald Rheinhold; thence with Ronald Rheinhold's line S 75 deg 29' E, 214.57 feet to a hickory; thence S 22 deg 47' W, 881.67 feet to the place of beginning and CONTAINING 4.815 ACRES, subject to existing easements for public roads and highways, and public utilities.

Being a part of the land transferred to Herman Delk by deed recorded in Deed Book 219, page 281 in the Office of the Recorder of Adams County, Ohio.

A survey of this property was made in July 1978, by Lawrence W. Thatcher, Registered Surveyor No. 6312.

Prior Instrument Reference: Vol. 242, page 411, of the Deed Records of Adams County, Ohio.

Ralph Delk and Jean Delk, wife (husband) of the Grantor, releases all rights of dower therein. Witness their hand(s) this 25th day of April 1991.

Signed and acknowledged in the presence of:

Robert D. Castor  
ROBERT D. CASTOR

Ralph L. Delk  
RALPH DELK

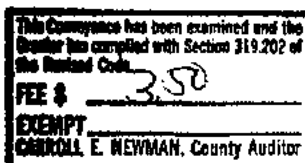
Sheila A. Browning  
SHEILA A. BROWNING

Jean Delk  
JEAN DELK

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 25TH day of April, 1991, before me, ~~Approved For Transfer~~ Richard H. Wallingford, a notary public in and for said state, personally came Ralph Delk and Jean Delk, his spouse, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their

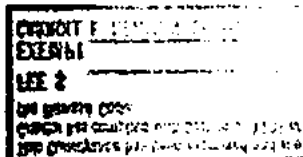
14675 S. Palmer  
APR 26 1991



TRANSFERRED 4/26 1991  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE 3.50

631

VbB 5 8 T88T



LEE  
ADAMS COUNTY RECORDS  
SHEILA A. BROWNING  
RECORDED 18 632

voluntary act and deed.

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

*Sheila A. Browning*  
Sheila A. Browning, Notary Public  
Commission expires 6-1-94

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

APR 26 91

12:09 pm

RECORDED  
VOL. 291 PAGE 631  
BILL McHENRY



## General Warranty Deed\*

HERMAN DELK,  
a married man

, of Adams County,

for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY,  
a non-profit corporation of the District of , whose tax-mailing address is  
Columbia , 1504 W. First Avenue, Columbus, OH 43212the following REAL PROPERTY: Situated in the County of Adams in the State  
of Ohio and in the Township of Green, Military Survey Nos. 16196 and 17804.

BEGINNING at a black oak stump northwest of Black's Run Road, corner to Robert Harris; thence with said Harris' line, S 61 deg 55 min W a distance of 1052.39 feet to a spike in the centerline of Black's Run Road; thence with said centerline S 41 deg 03 min W a distance of 353.81 feet to a spike; corner to Richard Cottril; thence with said Cottril's line N 77 deg 44 min W a distance of 378.50 feet to an iron pin by a gum; corner to Ernest Wartsbaugh; thence with two lines of said Wartsbaugh, N 13 deg 34 min E a distance of 1228.80 feet to an iron pin; thence N 45 deg 21 min E a distance of 986.39 feet to a stone by a chestnut stump, corner to Ronald Reinhold; thence with two lines of said Reinhold, S 55 deg 30 min E a distance of 429.00 feet to an iron pin; thence S 76 deg 36 min E, a distance of 520.39 feet to an iron pin by a hickory; thence S 20 deg 45 min W a distance of 900.72 feet to the beginning CONTAINING 44.26 acres more or less and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in December 1971.

## SAVE AND EXCEPTS:

4.815 acres conveyed by deed recorded at Vol. 242, Page 411; and  
10.517 acres conveyed by deed recorded at Vol. 243, Page 472; and  
.107 acres conveyed by deed recorded at Vol. 250, Page 595.

Approved For Transfer

S. H. Wallingford

Adams County Engineer

#3769

J. Edgingfield

Prior Instrument Reference: Volume 219 Page 281 of the Deed Records of Adams County, Ohio.

Grantor, releases all rights of dower therein. Witness their hand(s) this 28<sup>th</sup> day of May, 1986

Signed and acknowledged in presence of:

Randy Baker  
Randy Baker

Frank Brown  
Frank Brown

Herman Delk  
HERMAN DELK  
Ella Bee Delk  
ELLA BEE DELK

State of Ohio

County of ~~Adams~~ Clermont

ss.

BE IT REMEMBERED, That on this 28<sup>th</sup> day of May, 1986, before me,  
the subscriber, a notary public  
HERMAN DELK & ELLA BEE DELK  
in and for said state, personally came,  
the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be OF THEIR voluntary act and deed.

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

Randolph E. Baker  
My Comm Expires 6/25/87

This instrument was prepared by

CASTOR & FOSTER  
ATTORNEYS AT LAW223 N. MARKET STREET  
WEST UNION, OHIO 45693

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

This conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code. 10.00

FEE \$

EXEMPT

Wm. J. Stone, County Auditor

TRANSFERRED 5/28/86  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 354



4- 31.17 Ac.

# Know All Men by These Presents

**That** FLOYD C. DENNEY and EFFIE M. DENNEY, husband and wife  
of Adams County, Ohio,  
in consideration of one dollar and other good and valuable consideration  
to them in hand paid by THE NATURE CONSERVANCY  
whose address is 328 East Hennepin Avenue, Minneapolis, Minnesota 55414  
do hereby **Grant, Bargain Sell and Convey**  
to the said THE NATURE CONSERVANCY and its successors

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Description of Tract No. 1 of 31.17 acres to be transferred by Floyd C. Denney along Waggoner Run Road (north tract).

Being situated in Military Survey Nos. 14104 and 15794, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows;

Beginning at a spike in the centerline of Waggoner Run Road and a corner to a 23.73 acres of the property of the Nature Conservancy and in the line of a 206.99 acres of the property of the Cincinnati Museum of Natural History; thence with the centerline of said Waggoner Run Road for the next five calls, S 87 deg 27 min E a distance of 172.30 feet to a spike; thence N 89 deg 17 min E a distance of 175.52 feet to a spike; thence S 89 deg 06 min E a distance of 130.00 feet to a spike; thence N 65 deg 54 min E a distance of 60.00 feet to a spike; thence N 55 deg 18 min E a distance of 180.00 feet to a spike in said centerline; thence with division lines through the original tracts, S 14 deg 09 min W a distance of 1967.86 feet to an iron pin; thence N 46 deg 23 min W a distance of 105.40 feet to an iron pin and a corner to Ralph Brown; thence with three lines of said Brown, N 63 deg 53 min W a distance of 495.00 feet to an iron pin; thence N 67 deg 21 min W a distance of 295.42 feet to an iron pin; thence N 51 deg 42 min W a distance of 163.49 feet to a stone and a corner to Floyd C. Denney; thence with four lines of said Denney, S 84 deg 55 min W a distance of 87.00 feet to an iron pin; thence N 35 deg 04 min E a distance of 1171.55 feet to an iron pin; thence N 31 deg 25 min E a distance of 224.56 feet to an iron pin; thence N 7 deg 39 min E a distance of 141.35 feet to the beginning, containing 31.17 acres more or less, being a part of the premises transferred to Floyd C. Denney in Volume 185, page 518 and subject to all legal highways and easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in February, 1980.

LAST TRANSFER: Volume 185, page 518

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

THE NATURE CONSERVANCY, and its successors

~~their~~ assigns forever. And the said FLOYD C. DENNEY and EFFIE M. DENNEY

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Floyd C. Denney and Effie M. Denney reserve the right to hunt on the property during their lives. This reservation is personal to Floyd C. Denney and Effie M. Denney and shall terminate at their death.

TRANSFERRED

FEE 354

MAY 6 1980

This Conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code.	
FEES	12.60
EXEMPT	
WM. J. STONE, County Auditor	

APPROVED FOR TRANSFER  
R.E. Satchell  
ADAMS COUNTY ENGINEER

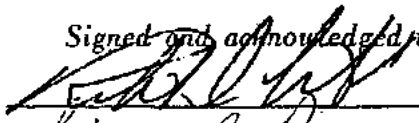
J. Campbell  
MAY 7 1980  
19438

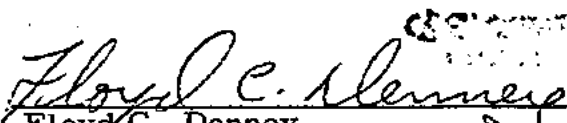
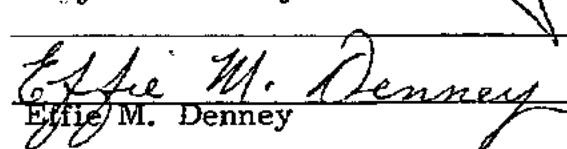
(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 519.20)

COUNTY AUDITOR



In Witness Whereof, the said  
and EFFIE M. DENNEY who  
heredy release their right and expectancy of dower in said premises, have hereto set their  
hands, this 6th day of May in the year A. D. nineteen hundred  
and eighty (1980).

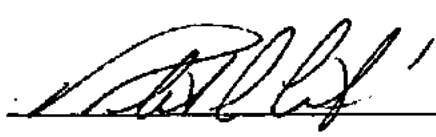
Signed and acknowledged in presence of us:  
  
Paula B. Browning

  
Floyd C. Denney  
  
Effie M. Denney

State of Ohio, ADAMS County, ss.  
On this 6th day of May, 1980, before me, a notary public  
in and for said County, personally came Floyd C. Denney and Effie M. Denney  
the grantor s in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



  
ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

This instrument was prepared by Castor & Foster, Attorneys at Law  
228 N. Market St., West Union, Ohio

915  
Warranty Deed  
FLOYD C. DENNEY and EFFIE M. DENNEY  
To  
THE NATURE CONSERVANCY  
Transferred 19  
County Auditor

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 5.00  
397  
MAY 7 AM 9:25  
RECORDED  
VOL. 271 PAGE 376  
ROBERT O. BLANTON



4- 53.90 A-

# Know All Men by These Presents

2 4 6 6

**That** FLOYD C. DENNEY and EFFIE M. DENNEY, Husband and Wife  
of Adams County, Ohio,  
in consideration of One Dollar and other good and valuable consideration  
to them in hand paid by THE NATURE CONSERVANCY  
whose address is 328 E. Hennepin Ave., Minneapolis, Minnesota 55414  
do hereby **Grant, Bargain Sell and Convey**  
to the said THE NATURE CONSERVANCY, its successors  
and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Being situated in Military Survey Nos. 14104 and 15794, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at an iron pin at a corner of a 24.68 acres of Ralph Brown and in the line of a 194.699 acres of Ralph Brown; thence with said Brown's line, N 1 deg 55 min W a distance of 1297.48 feet to an iron pin in the line of Floyd C. Denney; thence with said Denney's line, S 46 deg 23 min E a distance of 265.40 feet to an iron pin; thence with two division lines through the original tracts, S 64 deg 35 min E a distance of 541.23 feet to an iron pin; thence S 26 deg 12 min E a distance of 2971.91 feet to an iron pin in a line of the original 30 1/2 acres; thence with a line of said tract, S 72 deg 03 min W a distance of 302.57 feet to a stone and a corner to Ralph Brown; thence with seven lines of said Brown, N 69 deg 30 min W a distance of 331.44 feet to an iron pin; thence N 30 deg 34 min W a distance of 323.25 feet to an iron pin by an oak; thence N 49 deg 51 min W a distance of 395.26 feet to an iron pin; thence N 50 deg 21 min W a distance of 280.69 feet to an iron pin; thence N 26 deg 25 min W a distance of 350.03 feet to an iron pin; thence N 13 deg 53 min W a distance of 582.44 feet to a stone; thence N 65 deg 22 min W a distance of 410.67 feet to the beginning, containing 53.90 acres more or less, being a part of the premises transferred to Floyd C. Denney in Volume 204, page 180 and subject to all legal easements.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in February, 1980.

LAST TRANSFER: Volume 204, Page 180, Adams County Records of Deeds

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEES 16.20  
EXEMPT  
WM J. STONE, County Auditor

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, THE NATURE CONSERVANCY, its successors

and assigns forever. And the said FLOYD C. DENNEY and EFFIE M. DENNEY

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

EXCEPT: Floyd C. and Effie M. Denney shall have the right to hunt on this property during their natural lives.

TRANSFERRED  
FEE .35¢

DEC 2 1980

William J. Stone,  
COUNTY AUDITOR

APPROVED FOR TRANSFER  
R.E. Satterfield  
ADAMS COUNTY ENGINEER

NOV 26 1980

15898

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

449

450

In Witness Whereof, the said  
and EFFIE M. DENNEY  
hereby release their right and expectancy of dower in said premises, have hereunto set their  
hands, this 2nd day of December in the year A. D. nineteen hundred  
and Eighty (1980).

Signed and acknowledged in presence of us:

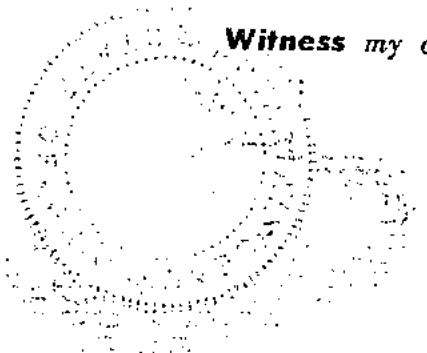
[Signature]  
Karen Thatcher Hughes

Floyd C. Denney  
Floyd C. Denney  
Effie M. Denney  
Effie M. Denney

State of Ohio, Adams County, ss.

On this 2nd day of December, 1980, before me, a notary public  
in and for said County, personally came FLOYD C. DENNEY and EFFIE M. DENNEY  
the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



INDEXED

Karen Thatcher Hughes (nee Foster)  
KAREN THATCHER HUGHES  
Notary Public, State of Ohio  
My Commission Expires August 9, 1982

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693

**Marrang Deed**

FLOYD C. DENNEY, et al

To

THE NATURE CONSERVANCY

Transferred

19

County Auditor

ADAMS COUNTY

RECORDER

REC'D - FEES \$5.00 PM

1980 DEC -2 AM 10:20

RECORDED 449

VOL 251 PAGE 449

ROBERT O. BLANTON

Mississippi  
- Appraisal  
- Env. Assess

(Deed)

589

384

PURCHASE 82.01  
USCHSASBINE 21, DENNY

~~WARRANTY~~  
~~DEED~~

FLOYD C. DENNEY and EFFIE M. DENNEY, husband and wife of Adams, County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is C/O Ohio Field Office, 1604 West 1st Avenue, Columbus, OH 43212, the following REAL PROPERTY:

Being situated in Military Survey No. 14104, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

BEGINNING at a large poplar on the east side of a small branch and east of West Fork Road and a corner to a 16 acres of Ray D. Kenney and in the line of R.W. Spence; thence with two lines of said Spence, S 9 deg 00 min W a distance of 198.00 feet to an iron pin east of said West Fork Road; thence S 16 deg 08 min E a distance of 1254.00 feet to an iron pin east of a bridge over the aforementioned small branch and a corner to said R. W. Spence; thence with two lines of said Spence N 56 deg 21 min 35 sec W, crossing said West Fork Road, a distance of 1405.55 feet to an iron pin near a drain; thence S 13 deg 20 min 51 sec W a distance of 1770.10 feet to an iron pin and a corner to the property of the Nature Conservancy; thence with three lines of said property, N 64 deg 35 min W a distance of 541.23 feet to an iron pin; thence N 12 deg 34 min E a distance of 1686.91 feet to a large beech; thence N 0 deg 18 min W a distance of 372.07 feet to a spike in the centerline of Abner Hollow Road; thence with said centerline for the next three calls, N 59 deg 26 min E a distance of 70.00 feet to a spike; thence N 69 deg 47 min E a distance of 140.00 feet to a spike; thence N 76 deg 41 min E a distance of 240.65 feet to a spike in said centerline and a corner to the property of the aforementioned Nature Conservancy; thence with a line of said property, N 17 deg 10 min W a distance of 84.35 feet to an iron pin and a corner to the 16 acres of the aforementioned Ray D. Kenney; thence with said Kenney's line, N 89 deg 40 min 51 sec E, crossing said West Fork Road, a distance of 978.64 feet to the beginning, CONTAINING 50.93 ACRES more or less SAVE AND EXCEPT 0.64 ACRE more or less which is further described as beginning at a spike in the centerline of Abner Hollow Road and a corner to the property of the Nature Conservancy and at its intersection with the centerline of 30 feet wide right of way; thence with the centerline of said 30 feet wide right of way for the next four calls, S 11 deg 13 min E a distance of 80.14 feet to an iron pin; thence S 22 deg 23 min E a distance of 81.78 feet to an iron pin; thence S 66 deg 16 min E a distance of 186.28 feet to an iron pin; thence S 27 deg 02 min E a distance of 113.13 feet to an iron pin in the north line of above exception and being the real point of beginning; thence with an existing fence for the next five calls, N 77 deg 33 min E a distance of 58.12 feet to an iron pin; thence S 15 deg 33 min E a distance of 122.38 feet to an iron pin; thence S 75 deg 53 min W a distance of 222.16 feet to an iron pin; thence N 14 deg 45 min W a distance of 128.77 feet to an iron pin; thence N 77 deg 33 min E a distance of 162.50 feet to the beginning, containing 0.64 acre more or less, LEAVING TO BE CONVEYED 50.29 ACRES more or less, being a part of the original 60-3/4 acres of the premises transferred to Floyd C. Denney in Volume 194, page 456 and subject to all legal highways and easements and subject to the above described 30 feet wide right of way to the described cemetery and is to be used by grantor and grantee for ingress and egress from Abner Hollow Road.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, OH on December 24, 1980.\*

Prior Instrument Reference: Vol. 194, page 456, of the Deed Records of Adams County, Ohio.

Floyd C. Denney and Effie M. Denney, husband and wife of the Grantor, releases all rights of dower therein. Witness their hand(s) this 18th day of March, 1989.

Signed and acknowledged in the presence of:

Robert D. Castor  
Robert D. Castor

FLOYD C. DENNEY  
FLOYD C. DENNEY

Diane Welch  
Diane Welch

EFFIE M. DENNEY  
EFFIE M. DENNEY

STATE OF OHIO

COUNTY OF ADAMS

SS:

BE IT REMEMBERED, That on this 18th day of March, 1989, before me, the subscriber, a notary public in and for said state, personally came Floyd C. Denney and Effie M. Denney, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

Notary Public  
Notary Public - State of Ohio  
My commission expires on \_\_\_\_\_

8901 misc re:fcd-nc

\*The Grantors reserve for themselves during their lifetimes the exclusive right to hunt on the property conveyed herein. This right is personal to the Grantors and may not be used by or transferred to any other party.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

1989 MAR 20 AM 11:06

RECORDED  
VOL. 252 PAGE 384  
BILL McHENRY

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 25.00  
EXEMPT  
WM. J. STONE, County Auditor

TRANSFERRED 3-20-89  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢

Approved For Transfer

A. H. Wabington

Adams County Engineer

D. HANSON  
MAR 20 89

#15896



# WARRANTY DEED

2935

TA. USM 0017114

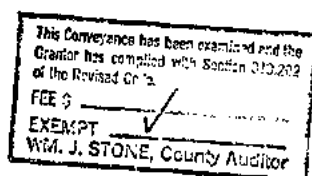
FLOYD DENNEY and EFFIE DENNEY, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia whose principal office address is 1815 North Lynn Street, Arlington, VA 22209 and whose tax mailing address is 1504 West 1st Avenue, Columbus, OH 43212, the following REAL PROPERTY:

Being situated in Military Survey No. 14431, in the Township of Green, County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a spike in the centerline of Asher Run Road at its intersection with the line of Gilbert Porter and a line of the original 120.21 acres; thence with five lines of said Porter, N 81 deg 10 min E a distance of 801.12 feet to a stone; thence N 23 deg 23 min E a distance of 208.16 feet to a stone; thence S 88 deg 32 min E a distance of 122.77 feet to an iron pin; thence N 1 deg 02 min W a distance of 148.50 feet to an iron pin; thence N 48 deg 58 min E a distance of 521.58 feet to an iron pin in said Porter's line and being the real point of beginning; thence with two division lines through the original 120.21 acres, N 1 deg 30 min W a distance of 843.00 feet to an iron pin; thence N 43 deg 09 min E a distance of 814.62 feet to an iron pin in the line of Lyle Reynolds; thence with said Reynolds' line, S 40 deg 38 min E a distance of 369.85 feet to an iron pin and a corner to Ralph Brown; thence with six lines of said Brown, S 55 deg 34 min W distance of 343.48 feet to a stone; thence S 33 deg 13 min E a distance of 147.33 feet to a stone; thence S 73 deg 46 min E a distance of 330.36 feet to a stone; thence N 66 deg 18 min E a distance of 269.89 feet to an iron pin; thence S 82 deg 08 min E a distance of 384.19 feet to a white oak; thence S 35 deg 30 min W a distance of 882.73 feet to an iron pin in the line of the aforementioned Gilbert Porter; thence with three lines of said Porter, N 48 deg 02 min W a distance of 105.42 feet to an iron pin; thence N 75 deg 02 min W a distance of 594.00 feet to an iron pin; thence S 48 deg 58 min W a distance of 468.42 feet to the beginning **CONTAINING 24.15 ACRES** more or less, being a part of the original 120.21 acres of the premises transferred to Steven P. Cacaro and Barry McFarland in Volume 248, page 284, and subject to all legal easements. A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in January, 1980.

Prior Instrument Reference: Vol. 249, page 398, of the Deed Records of Adams County, Ohio.

FLOYD DENNEY and EFFIE DENNEY, husband and wife, the Grantors, releases all rights of dower therein. Witness their hand(s) this 28th day of December, 1989.



TRANSFERRED 12-28-1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 309

Approved For Transfer:  
*A. H. Wallingford*  
Adams County Engineer  
*L. Davis*  
DEC 28 89  
19439

652

IN COMPLY WITH  
ARTICLE 12101  
NOTARIES

Signed and acknowledged in the presence of:

Robert D. Castor  
ROBERT D. CASTOR

Floyd Denney  
FLOYD DENNEY

Sheila Browning  
SHEILA BROWNING

Effie Denney  
EFFIE DENNEY

STATE OF OHIO

COUNTY OF ADAMS

ss:

BE IT REMEMBERED, That on this 28th day of December, 1989, before me, the subscriber, a notary public in and for said state, personally came FLOYD DENNEY and EFFIE DENNEY, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

Robert D. Castor  
ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Expires 12/28/91, C.

ADAMS COUNTY  
RECORDED  
REC'D - 11/18/89 10:00

DEC 28 89

3:23 PM

RECORDED  
VOL. 285 PAGE 65.2  
BILL DENNEY

APPROVED  
FOR TRANSFER  
DATE 10-25-2000

BY D.S.  
TAX MAP DEPARTMENT  
ADAMS COUNTY ENGINEER  
DAVID C. HOOKER, P.E.

161-12

DEED

Instrument      Book Page  
200000005335 OR    114    794

TA. 43 m 7252 \$2 5462

## KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES R. DEVAUGHN AKA RALPH DEVAUGHN, a married man, of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA whose address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams, Township of Green and State of Ohio and bounded and described as follows:

PARCEL ONE: On the banks of Ohio Brush Creek, being part of Surveys #3568, #2734 and #14002. BEGINNING at a stone on the bank of Brush Creek; thence N 83 ½° E 46 poles to a honey locust; thence S 20° E 6 poles to a stone; thence N 72 ¾° E 47 poles to a stone; thence N 17 ½° W 13 poles to a stone; thence N 65° E 22 poles to a stone on the E side of the road; thence N 56° E 85 poles to a white oak; thence N 34° E 48 poles to a red oak; thence N 49 ½° E 124 poles to 2 poplars and a white oak, corner to John Warren's Survey #2734; thence S 20 ¼° W 97 poles to 2 sugartrees; thence N 61° W 31 poles to an ash and dogwood corner to Robert Ellison's Survey #7026, also a corner to Hathan Foster's Survey #14002; thence with a line of said Survey #7026, S 38° W 87 poles passing a corner thereof at 63 poles to a black walnut; thence S 47 ¼° W 45 ½ poles to a stone in the line of Nathaniel Massie's Survey #3568; thence with Young's line S 44° W 99.8 poles to a stone on the bank of Brush Creek; thence with the meanders of the Creek N 40° W 26 poles N 76° W 14 poles, S 70° W 36 poles, N 41° W 17 poles. N 5° W 12.6 poles to the place of beginning, CONTAINING SIXTY-EIGHT (68) ACRES. ALWAYS excepting one-half (1/2) acre, which is reserved as a graveyard; situate at the ---

PARCEL TWO: Being in Military Survey No. 3569. BEGINNING at a stone at an original corner of the 184 ½ acres of which this was a part, corner to Ray Cooper; thence with three lines of said Cooper and lines of the original tract, S 11° 40' E a distance of 220.67 feet to a stone; thence S 76° 44' W a distance of 778.56 feet to an iron pipe; thence N 16° 00' W a distance of 99.00 feet to an iron pipe; thence with two division lines through the original tract, N 22° 06' E a distance of 167.79 feet to an iron pipe; thence N 77° 59' E a distance of 692.50 feet to the beginning, CONTAINING 3.98 ACRES more or less, being a part of the 184 ½ acres transferred to James Gordon Towner in Volume 185, page 82 and subject to all legal easements.

LAST TRANSFER: VOL. 273, PAGE 658, and VOL. 194, PAGE 405

and all the *Estate, Title and Interest* of the said grantor, CHARLES R. DEVAUGHN AKA RALPH DEVAUGHN, either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said, THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever.

And the said, CHARLES R. DEVAUGHN AKA RALPH DEVAUGHN, for himself and his heirs, does hereby Covenant with the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That he does Warrant and Will Defend the same against all claims of all persons whomsoever.

*In Witness Whereof*, the said, CHARLES R. DEVAUGHN AKA RALPH DEVAUGHN & LILLIE DEVAUGHN, his wife, who hereby release all their right and expectancy of Dower in said premises, have hereunto set their hands this 30th day of October, 2000.

Signed and acknowledged in presence of:

Charles H. Wilson, Jr.  
CHARLES H. WILSON, JR.

Charles R. Devaughn  
CHARLES R. DEVAUGHN AKA  
RALPH DEVAUGHN

Lois A. Wilson  
LOIS A. WILSON

Lillie DeVaughn  
LILLIE DEVAUGHN

STATE OF OHIO COUNTY OF ADAMS SS.

Be it Remembered, that on this 30th day of October, 2000, before me, the subscriber, a notary public in and for said state, personally came

CHARLES R. DEVAUGHN AKA RALPH DEVAUGHN & LILLIE DEVAUGHN the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*In Testimony Whereof*, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Lois A. Wilson



LOIS A. WILSON  
NOTARY PUBLIC, State of Ohio  
My Commission Expires 7-1-01

This instrument was prepared by: Wilson Law Office, Attorneys at Law,  
108 E. Mulberry Street, West Union, OH 45693/law

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

OCT 30 2000

CONVEYANCE FEE: \$108.00  
TRANSFER FEE: 130  
CARROLLE NEWMAN  
ADAMS COUNTY AUDITOR

200000005335  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
On 10-30-2000 At 03:27 pm.  
DEED 14.00  
OR Book 114 Page 794 - 795

Instrument  
200000005335 OR 114 795  
Book Page



# Know All Men by These Presents

**That** RICHARD H. DURRELL, a married man

in consideration of One Dollar and other good and valuable consideration

to him in hand paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia whose address is 1800 North Kent Street, Arlington, Virginia

does hereby **Remise, Release and Forever Quit Claim**

to the said THE NATURE CONSERVANCY, its successors

hereby and assigns forever, the following described **Real Estate** situate in the Township

of Brush Creek in the County of Adams and State of Ohio xofx

Situated in the Township of Brush Creek in the County of Adams, and State of Ohio, and bounded and described as follows and being out of the tract of land deeded to Harriet E. Thompson from its N portion by R. J. and Anna Vaughen, January 3rd, 1894, and from the North end of a tract of 8-7/8 acres deeded to her by Anna Vaughen in 1906.

**FIRST TRACT:** Beginning at a stone in the S line of W. D. Cluxton's land and corner to Anna Vaughen's land and the N W corner of an 8-7/8 acre tract sold to Harriet E. Thompson by Anna Vaughen; thence with the line of Anna Vaughen's land S 37½ deg W 42 poles to a dogwood on the east side of an old road and in her line; thence E parallel with Cluxton's S line 139½ poles to a stone in the line of Newman; thence with his line N 21 deg W 1 pole; to a white oak and stone on top and under a cliff; corner to Newman; thence with his line N 55 deg E 55 poles, crossing Cedar Run to 3 cedars (down) and a stone; in the S line of W. D. Cluxton; thence with his line and parallel with the S line of this Survey, W 157-2/10 poles passing the N E corner of the 8-7/8 acre tract sold to Hattie E. Thompson by Anna Vaughen at 147 poles to the beginning, containing thirty (30) acres in Survey No. 2615.

**SECOND TRACT:** Beginning at a walnut stump on the E side of Cedar Run; thence S 64 deg E 6 poles to a stone on Cedar Mills Pike; thence with said pike N 31 deg E 10 poles to a stone N 52½ deg W 4 poles to a Locust Stump on the E side of said Run; thence down the same S 41 deg W 13 poles to the beginning being sixty five (65) poles and a part of Survey No. 2615.

SEE TRANSFER: Volume 144, Page 336

LAST TRANSFER: Volume 259, Page 30, Adams County Records of Deeds

Approved For Transfer

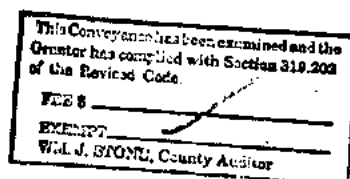
*S.H. Williams*

Adams County Engineer

#3837

*K. Willman*

OCT 11 1983



and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises;

**To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors ~~heirs~~ and assigns forever.

**In Witness Whereof**, the said RICHARD H. DURRELL,

and LUCILLE M. DURRELL,

hereby release her right and expectancy of dower in said premises, have hereunto set their hands, this May 6 day of May, 1983

Signed and acknowledged in presence of:

Jane M. Church  
Jan C. Hall  
Gloria Riesterer

*Richard H. Durrell*  
RICHARD H. DURRELL

*Lucille M. Durrell*  
LUCILLE M. DURRELL



1962

# Quit Claim Deed

From

RICHARD H. DURRELL

To

THE NATURE CONSERVANCY

TRANSFER FEE  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

Transferred 704 19

OCT 1 1 1983 County Auditor.

State of Ohio,

Adams County, ss.

Presented for record on the 11 day  
of October 1983, at 10:03  
o'clock, P. M.

Recorded October 11 1983  
in Deed Book No. 266 Page 745

Robert O. Brantley  
JCS County Recorder.

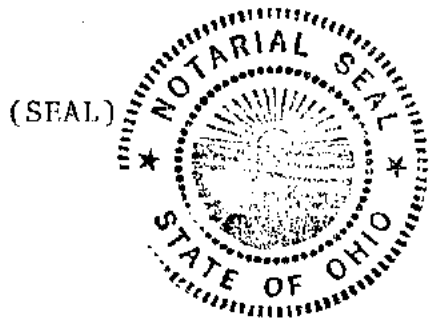
State of Ohio,

County, ss.

Hamilton 746

On this day of October 6 1983, before me, a notary public  
in and for said county, personally came RICHARD H. DURRELL and  
LUCILLE M. DURRELL the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



Jan C. Hall  
Notary Public

JAN C HALL

NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693

RECORDED  
OCT 11 1983  
10:03 AM  
VCL 260 PAGE 745  
COUNTY CLERK

Fester

GENERAL WARRANTY DEED, Statutory Form No. 22-S (Reprinted 2/97)



## General Warranty Deed\*

ANTHONY W. YOUNG<sup>1</sup>, a married man of FULTON County, Illinois, AND WILLIAM L., YOUNG, JR., an unmarried, divorced man of TAYLOR County, West Virginia, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax-mailing address is 6375 Riverside Drive, Suite 50, Dublin, OH 43017, the following REAL PROPERTY:<sup>2</sup>

Being situated in the Township of Green, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 2828, 3311, and 14804, and also being 39.629 acres out of the Original 45 Acres of the First Tract, and also being 2.055 acres out of the Original 6 Acres of the Second Tract, and also being all of the Original 4 Acres and 100 Square Rods of the Third Tract, all owned by Hartzell Young, Et. Al., Trustees, as recorded in Deed Book 208, Page 111, Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Blacks Run Road (T-155A) and also a corner to 0.385 acres of Arnold Bentley, Et. Ux. (O.R. 113, Page 721) and also a corner to 36.312 acres of Gina M. Yezzi (O.R. 206, Page 721); thence continuing with said centerline for the next two calls, N 17 deg 05 min 03 sec E 120.32 feet to a spike (set); thence N 26 deg 35 min 22 sec E 129.71 feet to a spike (set) in the centerline of said Blacks Run Road and also a corner to said Bentley; thence continuing with Bentley's line, S 52 deg 24 min 05 sec W 268.50 feet to a point in Blacks Run (Creek) and also at a corner to said Bentley and also a corner to 3.90 acres of Valerie Ann Ozeta (Deed Book 268, Page 598); thence continuing with said Ozeta's line, N 64 deg 35 min 06 sec W 524.22 feet to a stone (found) at a corner to said Ozeta and also a corner to 30.750 acres of Joseph C. and Bonita K. Stewart (Deed Book 282, Page 318) and also a corner to 75.390 acres of Robert C. and Margaret R. Terwillegar, Trustee (O.R. 117, Page 692); thence continuing with said Terwillegar's line for the next two calls, N 38 deg 44 min 23 sec E 1416.38 feet to a stone (found); thence N 04 deg 53 min 19 sec W 548.45 feet to a stone (found) in the line of said Terwillegar and also a corner to 200.01 acres of the The Nature Conservancy (Deed Book 236, Page 746); thence continuing with said Nature's line, S 68 deg 13 min 20 sec E 270.14 feet to a stone (found) at a corner to said Nature Conservancy and also a corner to 1.92 acres of Gina Marie Yezzi (O.R. 162, page 122); thence continuing with said Yezzi's line, S 25 deg 09 min 48 sec E, passing a 1/2" rebar (set) at 626.07 feet, a total distance of 676.05 feet to a spike (set) in the centerline of the aforementioned Blacks Run Road and also a corner to said Yezzi; thence continuing with said centerline for the next ten calls, S 43 deg 43 min 23 sec W 65.77 feet to a spike (set); thence S 65 deg 53 min 42 sec W 140.12 feet to a spike (set); thence S 48 deg 41 min 06 sec W 71.17 feet to a spike (set); thence S 28 deg 16 min 18 sec W 142.38 feet to a spike (set); thence S 47 deg 34 min 00 sec W 210.36 feet to a spike (set); thence S 42 deg 32 min 52 sec W 95.65 feet to a spike (set); thence S 36 deg 32 min 00 sec W 74.16 feet to a spike (set); thence S 24 deg 39 min 17 sec W 54.89 feet to a spike (set); thence S 12 deg 10 min 44 sec W 151.42 feet to a spike (set); thence S 14 deg 35 min 12 sec W 24.49 feet to a spike (set) in the centerline of said Blacks Run Road; thence continuing with two division lines through the Original Tracts, S 71 deg 36 min 29 sec E, passing a 1/2" rebar (set) at 10.44 feet, a total distance of 74.52 feet to 1/2" rebar (set); thence N 58 deg 09 min 54 sec E 1098.30 feet to a 1/2" rebar (set) in the line of the aforementioned Nature Conservancy; thence continuing with said Nature's line, S 38 deg 42 min 31 sec E 189.15 feet to a 1/2" rebar (set) in the line of said Nature Conservancy and also a corner to 134.805 acres of The Nature Conservancy (Deed Book 287,

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 3-28-05 BY AS  
Par. # 161-3  
ADAMS COUNTY ENGINEER

Page 11); thence continuing with said Nature's (134.805 acres) line, S 21 deg 32 min 32 sec W 1325.85 feet to a 5/8" rebar (found) at a corner to said Nature Conservancy and also a corner to the aforementioned Yezzi; thence continuing with said Yezzi's line, N 65 deg 32 min 05 sec W 880.04 feet to the beginning, **CONTAINING 40.00 ACRES** more or less, and also being subject to all legal right of ways, easements, and restrictions of records and also being subject to and included with is a 30 feet wide easement, previously granted and retained as recorded in Deed Book 268, Page 578 and is to be used by grantors and grantees for ingress to and from Blacks Run Road. Bearings are based upon the N 52 deg 24 min 05 sec E line as recorded in O.R. 113, Page 721.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on December 10, 2004 and found in File No. A-04-276.  
05-07 young to nature conservancy

PERMANENT PARCEL NO. 161-00-00-003.000

Prior Instrument Reference: O.R. 240 Page 446 and Vol. 208, page 111 of the Deed Records of Adams County, Ohio.

Rita Young<sup>3</sup> wife of the Grantor Anthony W. Young, releases all rights of dower therein.  
Witness their hand(s) this 24 day of March, 2005.

Signed and acknowledged in presence of:

[Signature]  
Print Name ANAN W. YOUNG

\_\_\_\_\_  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

[Signature]  
ANTHONY W. YOUNG

[Signature]  
RITA YOUNG

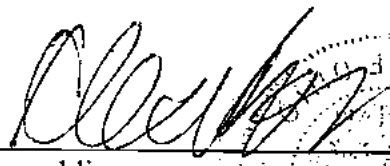
[Signature]  
WILLIAM L. YOUNG, JR.

State of Ohio County of Adams ss.

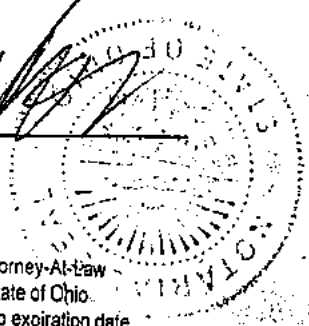
BE IT REMEMBERED, That on this 24 day of March, 2005, before me, the subscriber, a notary public in and for said state, personally came, Anthony W. Young, and Rita Young, his spouse, and William L. Young, Jr., the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary

seal on the day and year last aforesaid.

  
Notary public

Alan W. Foster, Attorney-At-Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 RC



eac

This instrument was prepared by FOSTER LAW OFFICE  
Alan W. Foster  
Attorney at Law  
228 N. Market Street  
West Union OH 45693

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT

MAR 29 2005

CONVEYANCE FEE 210.<sup>00</sup>  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

200500001336  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
03-29-2005 At 02:33 pm.  
DEED 36.00  
DR Book 245 Page 22 - 24

DATE 05-02-06 BY RP  
Par. # 149-48

ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

GENERAL WARRANTY DEED, Statutory Form No. 22-S (Reprinted 2/97)



## General Warranty Deed\*

JENNIFER M. WEST<sup>1</sup>, a single woman of Highland County, Ohio and AMY S. WEST, a single woman of Hamilton County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia**, whose tax-mailing address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the following **REAL PROPERTY**:<sup>2</sup>

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 14246, 14493, 14495, 15305, and 15727, and also being a new survey of the Original 112.851 Acres, owned by Amy S. West and Jennifer M. West, as recorded in Deed Book 290, page 262 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Rhodes Road (T-150) and also in the line of 97.782 acres of Beverly A. Frame (O. R. 214, page 238); thence continuing with the line of said Frame for the next three calls, N 22 deg 47 min 58 sec E 171.44 feet to a 5/8" iron pin (found); thence N 06 deg 54 min 16 sec W 1488.05 feet to a stone (found); thence S 89 deg 17 min 29 sec W 134.85 feet to a stone (found) in the line of said Frame and also at a corner to 25.14 acres of Russell C. and Rita J. Lucas (Deed Book 270, page 713); thence continuing with said Lucas' line, N 09 deg 18 min 14 sec W 449.96 feet to a 5/8" iron pin (found) at a corner to Lucas and also at a corner to 11.50 acres of Paul E. Knoop (Deed Book 271, page 193); thence continuing with the line of said Knoop, N 19 deg 21 min 16 sec E 466.30 feet to a 1/2" iron pin (set) and also at a corner to 4.88 acres of Paul E. Knoop (Deed Book 269, page 672) and also at a corner to 4.72 acres of Paul E. Knoop (Deed Book 269, page 450); thence continuing with the line of said Knoop, S 74 deg 22 min 22 sec E 346.39 feet to a 1" iron pipe (found) at a corner to said Knoop and also at a corner to 8.90 acres of the Nature Conservancy (O. R. 35, page 678); thence continuing with said Nature's line for one call and also with the line of 14.96 acres of the Nature Conservancy (O. R. 35, page 678) for the next four calls, S 74 deg 00 min 14 sec E 1434.76 feet to a 5/8" iron pin (found); thence S 27 deg 25 min 21 sec E 232.93 feet to a 1/2" iron pin (set); thence S 85 deg 23 min 25 sec E 175.07 feet to a 1" iron pipe (found); thence S 71 deg 06 min 21 sec E 337.30 feet to a 1/2" iron pin (set) at a corner to said the Nature Conservancy and also in the line of 27.592 acres of the Nature Conservancy (Deed Book 282, page 317); thence continuing with the line of said Nature, S 26 deg 36 min 41 sec W 202.06 feet to a 1/2" iron pin (set) at a corner to the said Nature Conservancy and also at a corner to Forrest C. Grooms, Et. Al. (Deed Book 221, page 333); thence continuing with said Grooms' line for the next four calls, S 26 deg 36 min 41 sec W 950.88 feet to a 5/8" iron pin (found); thence N 61 deg 14 min 34 sec W 496.80 feet to a 5/8" iron pin (found); thence S 37 deg 39 min 51 sec W 850.19 feet to a spike (set) in the centerline of the aforementioned Rhodes Road; thence S 15 deg 08 min 35 sec W 571.79 feet to a 5/8" iron pin (found) at a corner to said Grooms and also at a corner to 54.2 acres of E. Wendell and Ruby M. Vogler (Deed Book 242, page 062); thence continuing with said Voglers' line, S 03 deg 49 min 11 sec W 576.06 feet to a 5/8" iron pin (found) at a corner to said Vogler and also at a corner to 6.5 acres of Howard R. Burr, Et. Al. (O. R. 185, page 791); thence continuing with said Burrs' line, S 60 deg 44 min 00 sec W 1299.08 feet to a 1" iron pipe (found) at a corner to said Burr and also at a corner to 8.32 acres of John D. Dixon (O. R. 184, page 779) and also at a corner to 67.808 acres of Jeff Weaver (O. R. 223, page 551) and also at a corner to the aforementioned Frame; thence continuing with the line of said Frame, N 22 deg 51 min 57 sec E 1658.03 feet to the beginning, **CONTAINING 102.867 ACRES**, more or less, and also being subject to all legal right of ways, easements, and restrictions of record if any.

Bearings are based upon the N 06 deg 54 min 16 sec W line.


An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on March 21, 2006 and found File No. A-06-56.  
06-10 West to TNC

PERMANENT PARCEL NO. 149-00-00-048.000

Prior Instrument Reference: Volume 290, Page 262 of the Deed Records of Adams County, Ohio.

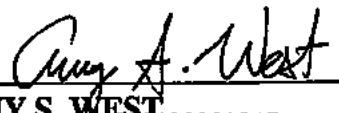
Witness their hands this 27<sup>th</sup> day of April, 2006.

Signed and acknowledged in presence of:

  
Print Name ALAN W. FOSTER

Print Name \_\_\_\_\_

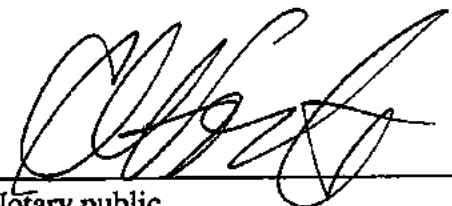
  
JENNIFER M. WEST

  
AMY S. WEST  
200600001965  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
05-10-2006 At 10:39 am.  
DEED 28.00  
DR Book 272 Page 542 - 543

State of Ohio County of Adams ss.

BE IT REMEMBERED, That on this 27<sup>th</sup> day of April 2006, before me, the subscriber, a notary public in and for said state, personally came, JENNIFER M. WEST and AMY S. WEST the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

  
Notary public

jj  
This instrument was prepared by

FOSTER LAW OFFICE  
Alan W. Foster  
Attorney at Law  
228 N. Market Street  
West Union OH 45693

Alan W. Foster, Attorney-At-Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 RC

- (1) Name of Grantor(s) and marital status.  
(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.  
(3) Delete whichever does not apply.  
(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

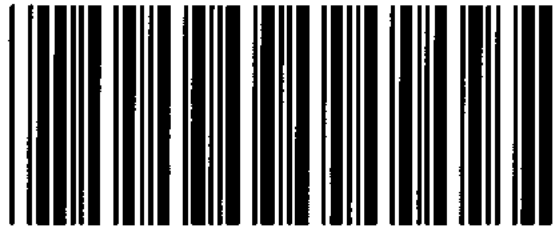
\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

MAY 02 2006

CONVEYANCE FEE 549.00  
TRANSFER FEE 500  
DAVID GIFFORD, ADAMS COUNTY AUDITOR





\* 9 9 9 9 9 9 \*

**93**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Egolf/Wedwaldt (Cedar Falls)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

# Know all Men by these Presents

That

MARY B. EGOLF AND HARRY C. EGOLF,  
wife and husband

of the City of Seminole County of

and State of Florida Grantor, in consideration of the sum of  
one dollar and other good and valuable considerations

to them paid by THE NATURE CONSERVANCY

of the Township of Brush Creek County of Adams

and State of Ohio Grantee, the receipt whereof is hereby

acknowledged, do hereby grant, bargain, sell and convey to the said

Grantee THE NATURE CONSERVANCY

It's Successors

and assigns forever, the

following Real Estate situated in the County of ADAMS

in the State of OHIO, and in the TOWNSHIP of

BRUSH CREEK

and bounded and described as follows:

Description of 185.708 acres to be transferred by Harry C. Egolf, along Cedar Mills Road and lying east of said road and adjacent to Lawrence York and The Nature Conservancy. Situated in Military Survey Nos. 724 and 2615 in the Township of Brush Creek, Adams County, Ohio, and bounded and described as follows:

BEGINNING at a spike found in the centerline of Cedar Mills Road No. 6 and a corner to a 2.03 acres of Hayes Cohn as recorded in Vol. 248, page 736 and a corner to a 4.66 acres of Lawrence York as recorded in Vol. 260, page 541; thence with two lines of said York, S. 73 deg. 38 min. 38 sec. E. a distance of 777.40 feet to an iron pin found; thence N. 63 deg. 38 min. 29 sec. E. a distance of 354.80 feet to an iron pin found and a corner to said York and a corner to a 9.87 acres of Wilma Batchler; thence with said Batchler's line, S. 80 deg. 29 min. 48 sec. E. a distance of 507.63 feet to an iron pin found on the west side of Earl Cluxton Road and a corner to a 30 acres of The Nature Conservancy; thence with two lines of said property, S. 39 deg. 50 min. 32 sec. W. a distance of 578.02 feet to a stone found west of said Earl Cluxton Road; thence S. 73 deg. 49 min. 55 sec. E. a distance of 2255.33 feet to an iron pin found in the line of a 214 acres of Elbert Freeman as recorded in Vol. 187, page 110; thence with two lines of said Freeman, S. 19 deg. 42 min. 50 sec. E. a distance of 1013.03 feet to an iron pin found; thence S. 84 deg. 00 min. 00 sec. E. a distance of 66.00 feet to a spike set in the centerline of Cedar Run; thence with the centerline of said Cedar Run for the next sixteen calls, S. 11 deg. 54 min. 00 sec. E. a distance of 232.73 feet to a spike set; thence S. 60 deg. 08 min. 00 sec. E. a distance of 262.32 feet to a spike set; thence S. 51 deg. 32 min. 00 sec. W. a distance of 324.92 feet to a spike set; thence N. 53 deg. 19 min. 00 sec. W. a distance of 203.06 feet to a spike set; thence S. 70 deg. 51 min. 00 sec. W. a distance of 652.72 feet to a spike set; thence S. 78 deg. 10 min. 00 sec. W. a distance of 242.20 feet to a spike set; thence S. 68 deg. 00 min. 00 sec. W. a distance of 215.00 feet to a spike set; thence S. 87 deg. 35 min. 00 sec. W. a distance of 160.00 feet to a spike set; thence N. 35 deg. 35 min. 00 sec. W. a distance of 60.00 feet to a spike set; thence S. 64 deg. 45 min. 00 sec. W. a distance of 240.00 feet to a spike set; thence N. 82 deg. 15 min. 00 sec. W. a distance of 280.00 feet to a spike set; thence S. 68 deg. 45 min. 00 sec. W. a distance of 70.00 feet to a spike set; thence S. 41 deg. 25 min. 00 sec. W. a distance of

466

65.00 feet to a spike set; thence S. 13 deg. 45 min. 00 sec. W. a distance of 275.00 feet to a spike set; thence S. 87 deg. 20 min. 00 sec. W. a distance of 250.00 feet to a spike set; thence S. 10 deg. 15 min. 00 sec. W. a distance of 20.82 feet to a spike set in said centerline and a corner to a 13.563 acres retained by Harry C. Egolf; thence with three lines of said Egolf, N. 25 deg. 29 min. 34 sec. W., passing an iron pin found at 26.18 feet, a distance of 289.23 feet to an iron pin found; thence N. 14 deg. 00 min. 38 sec. W. a distance of 323.78 feet to an iron pin found; thence S. 37 deg. 05 min. 22 sec. W., passing an iron pin found at 1026.65 feet, a distance of 1049.53 feet to a spike found in the centerline of the aforementioned Cedar Mills Road; thence with said centerline for the next sixteen calls, N. 23 deg. 48 min. 00 sec. W. a distance of 256.56 feet to a spike set; thence N. 17 deg. 23 min. 02 sec. W. a distance of 90.01 feet to a spike set; thence N. 1 deg. 21 min. 06 sec. W. a distance of 100.01 feet to a spike set; thence N. 14 deg. 38 min. 51 sec. E. a distance of 115.01 feet to a spike set; thence N. 20 deg. 51 min. 50 sec. E. a distance of 168.05 feet to a spike set; thence N. 1 deg. 00 min. 06 sec. W. a distance of 80.00 feet to a spike set; thence N. 18 deg. 08 min. 02 sec. W. a distance of 343.52 feet to a spike set; thence N. 15 deg. 24 min. 02 sec. W. a distance of 380.03 feet to a spike set; thence N. 17 deg. 10 min. 02 sec. W. a distance of 340.02 feet to a spike set; thence N. 49 deg. 50 min. 01 sec. W. a distance of 200.01 feet to a spike set; thence N. 23 deg. 03 min. 00 sec. W. a distance of 449.27 feet to a spike set; thence N. 9 deg. 05 min. 04 sec. W. a distance of 160.01 feet to a spike set; thence N. 13 deg. 29 min. 05 sec. W. a distance of 480.03 feet to a spike set; thence N. 4 deg. 59 min. 05 sec. W. a distance of 285.33 feet to a spike set; thence N. 6 deg. 05 min. 53 sec. E. a distance of 140.01 feet to a spike set; thence N. 13 deg. 28 min. 51 sec. E. a distance of 175.01 feet to the beginning, CONTAINING 185.708 ACRES, more or less, part of the original 353.67 acres of the premises transferred to Harry C. Egolf in Volume 257, page 350 and subject to all legal highways and easements.  
Bearings are magnetic.  
SURVEYED OF THIS PROPERTY WAS MADE BY ROBERT E. SATTERFIELD, RLS NO. 4238, WEST UNION, OHIO, MARCH 20, 1985

LAST TRANSFER: Deed Record Volume, 257 350 , Page

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee* THE NATURE CONSERVANCY

It's Successors ~~heirs~~ and assigns forever.

*And the said Grantor* s MARY B. EGOLF and HARRY C. EGOLF

*for* themselves and their heirs,  
*do hereby covenant with the said Grantee* THE NATURE CONSERVANCY

It's Successors ~~heirs~~ and assigns, that they are lawfully seized of the premises  
*aforsaid; that the said premises are* Free and Clear from all Incumbrances whatsoever

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12<sup>00</sup> pd.

1985 JUN -4 AM 11:18

RECORDED  
VOL. 266 PAGE 465  
BILL McHENRY

Approved For Transfer

*S.H. Wallingford*

Adams County Engineer

*R. Davis*

20773

JUN 4 1985

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	85.80
EXEMPT	
WM. J. STONE, County Auditor	

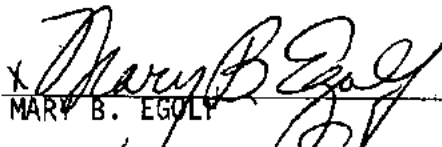
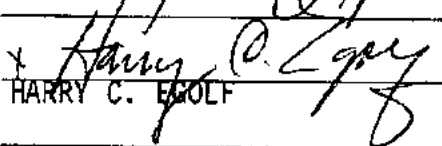
TRANSFERRED 6-3-85  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
254

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee THE NATURE CONSERVANCY It's Successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantors  
MARY B. EGOLF and HARRY C. EGOLF

who hereby release their rights of dower in the premises, having hereunto set their hand this 30<sup>th</sup> day of MAY in the year of our Lord one thousand nine hundred and eighty five (1985)

Signed and acknowledged in presence of

  
MARY B. EGOLF  
  
HARRY C. EGOLF

The State of FLORIDA  
Pineblas County } ss.

**Be it Remembered** That on this day

of MAY A.D. 1985 before me, the subscriber,  
Peto Beneville in and for said county, personally came the  
NOTARY PUBLIC, State of Florida At Large  
My Commission Expires December 13, 1987  
Bonded By Lawyers Security Corporation  
above named MARY B. EGOLF AND HARRY C. EGOLF

the Grantors  
in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

# Warranty Deed

MARY B. EGOLF & HARRY C. EGOLF

TO

THE NATURE CONSERVANCY

328 E. Hennepin Avenue, Minneapolis, MN 55414

Transferred \_\_\_\_\_ 19\_\_\_\_

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Adams SS

RECEIVED FOR RECORD ON THE

4 day of June 1985

at 11:18 o'clock A.M

and RECORDED June 4 1985 in

DEED BOOK 266 PAGE 465

Bill McHenry  
COUNTY RECORDER

RECORDERS FEE \$ 12.00 pd.

national  
graphics

# Know all Men by these Presents

That

ANNA B. WEDWALDT AND W.A. WEDWALDT,  
wife and husband

999

 462  
 WEDWALDT AND WEDWALDT  
 ANNA B. WEDWALDT  
 W.A. WEDWALDT

of the City of Wallingford, County of Rutland  
 and State of Vermont Grantors, in consideration of the sum of  
 one dollar and other good and valuable considerations  
 to them paid by THE NATURE CONSERVANCY

of the Township of Brush Creek, County of Adams  
 and State of Ohio Grantee, the receipt whereof is hereby  
 acknowledged, do hereby grant, bargain, sell and convey to the said  
 Grantee THE NATURE CONSERVANCY

It's Successors ~~hereby~~ and assigns forever, the

following Real Estate situated in the County of ADAMS

in the State of OHIO, and in the TOWNSHIP of  
 BRUSH CREEK and bounded and described as follows:

Description of 185.708 acres to be transferred by Harry C. Egolf, along Cedar Mills Road and lying east of said road and adjacent to Lawrence York and The Nature Conservancy. Situated in Military Survey Nos. 724 and 2615 in the Township of Brush Creek, Adams County, Ohio, and bounded and described as follows:  
 BEGINNING at a spike found in the centerline of Cedar Mills Road No. 6 and a corner to a 2.03 acres of Hayes Cohn as recorded in Vol. 248, page 736 and a corner to a 4.66 acres of Lawrence York as recorded in Vol. 260, page 541; thence with two lines of said York, S. 73 deg. 38 min. 38 sec. E. a distance of 777.40 feet to an iron pin found; thence N. 63 deg. 38 min. 29 sec. E. a distance of 354.80 feet to an iron pin found and a corner to said York and a corner to a 9.87 acres of Wilma Batchler; thence with said Batchler's line, S. 80 deg. 29 min. 48 sec. E. a distance of 507.63 feet to an iron pin found on the west side of Earl Cluxton Road and a corner to a 30 acres of The Nature Conservancy; thence with two lines of said property, S. 39 deg. 50 min. 32 sec. W. a distance of 578.02 feet to a stone found west of said Earl Cluxton Road; thence S. 73 deg. 49 min. 55 sec. E. a distance of 2255.33 feet to an iron pin found in the line of a 214 acres of Elbert Freeman as recorded in Vol. 187, page 110; thence with two lines of said Freeman, S. 19 deg. 42 min. 50 sec. E. a distance of 1013.03 feet to an iron pin found; thence S. 84 deg. 00 min. 00 sec. E. a distance of 66.00 feet to a spike set in the centerline of Cedar Run; thence with the centerline of said Cedar Run for the next sixteen calls, S. 11 deg. 54 min. 00 sec. E. a distance of 232.73 feet to a spike set; thence S. 60 deg. 08 min. 00 sec. E. a distance of 262.32 feet to a spike set; thence S. 51 deg. 32 min. 00 sec. W. a distance of 324.92 feet to a spike set; thence N. 53 deg. 19 min. 00 sec. W. a distance of 203.06 feet to a spike set; thence S. 70 deg. 51 min. 00 sec. W. a distance of 652.72 feet to a spike set; thence S. 78 deg. 10 min. 00 sec. W. a distance of 242.20 feet to a spike set; thence S. 68 deg. 00 min. 00 sec. W. a distance of 215.00 feet to a spike set; thence S. 87 deg. 35 min. 00 sec. W. a distance of 160.00 feet to a spike set; thence N. 35 deg. 35 min. 00 sec. W. a distance of 60.00 feet to a spike set; thence S. 64 deg. 45 min. 00 sec. W. a distance of 240.00 feet to a spike set; thence N. 82 deg. 15 min. 00 sec. W. a distance of 280.00 feet to a spike set; thence S. 68 deg. 45 min. 00 sec. W. a distance of 70.00 feet to a spike set; thence S. 41 deg. 25 min. 00 sec. W. a distance of



65.00 feet to a spike set; thence S. 13 deg. 45 min. 00 sec. W. a distance of 275.00 feet to a spike set; thence S. 87 deg. 20 min. 00 sec. W. a distance of 250.00 feet to a spike set; thence S. 10 deg. 15 min. 00 sec. W. a distance of 20.82 feet to a spike set in said centerline and a corner to a 13.563 acres retained by Harry C. Egolf; thence with three lines of said Egolf, N. 25 deg. 29 min. 34 sec. W., passing an iron pin found at 26.18 feet, a distance of 289.23 feet to an iron pin found; thence N. 14 deg. 00 min. 38 sec. W. a distance of 323.78 feet to an iron pin found; thence S. 37 deg. 05 min. 22 sec. W., passing an iron pin found at 1026.65 feet, a distance of 1049.53 feet to a spike found in the centerline of the aforementioned Cedar Mills Road; thence with said centerline for the next sixteen calls, N. 23 deg. 48 min. 00 sec. W. a distance of 256.56 feet to a spike set; thence N. 17 deg. 23 min. 02 sec. W. a distance of 90.01 feet to a spike set; thence N. 1 deg. 21 min. 06 sec. W. a distance of 100.01 feet to a spike set; thence N. 14 deg. 38 min. 51 sec. E. a distance of 115.01 feet to a spike set; thence N. 20 deg. 51 min. 50 sec. E. a distance of 168.05 feet to a spike set; thence N. 1 deg. 00 min. 06 sec. W. a distance of 80.00 feet to a spike set; thence N. 18 deg. 08 min. 02 sec. W. a distance of 343.52 feet to a spike set; thence N. 15 deg. 24 min. 02 sec. W. a distance of 380.03 feet to a spike set; thence N. 17 deg. 10 min. 02 sec. W. a distance of 340.02 feet to a spike set; thence N. 19 deg. 50 min. 01 sec. W. a distance of 200.01 feet to a spike set; thence N. 23 deg. 03 min. 00 sec. W. a distance of 449.27 feet to a spike set; thence N. 9 deg. 05 min. 04 sec. W. a distance of 160.01 feet to a spike set; thence N. 3 deg. 29 min. 05 sec. W. a distance of 480.03 feet to a spike set; thence N. 4 deg. 59 min. 05 sec. W. a distance of 285.33 feet to a spike set; thence N. 6 deg. 05 min. 53 sec. E. a distance of 140.01 feet to a spike set; thence N. 13 deg. 28 min. 51 sec. E. a distance of 175.01 feet to the beginning, CONTAINING 185.708 ACRES, more or less, part of the original 353.67 acres of the premises transferred to Harry C. Egolf in Volume 257, page 350 and subject to all legal highways and easements.

Bearings are magnetic.

SURVEYED OF THIS PROPERTY WAS MADE BY ROBERT E. SATTERFIELD, RLS NO. 4238, WEST UNION, OHIO, MARCH 20, 1985

LAST TRANSFER: Deed Record Volume,

257

350

, Page

**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

THE NATURE CONSERVANCY

It's Successors

~~XXXXXX~~ and assigns forever.

And the said Grantor s ANNA B. WEDWALDT and W.A. WEDWALDT

for themselves and their heirs,

do hereby covenant with the said Grantee THE NATURE CONSERVANCY

It's Successors ~~XXXXXX~~ and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

Approved For Transfer

*S.H. Wallingford*

Adams County Engineer

ADAMS COUNTY

RECORDER

REC'D. - FEES 12<sup>00</sup> pd.

1985 JUN -4 AM 11:17

RECORDED

VOL. 716 PAGE 462

BILL McHENRY

JUN 4 1985

# 20773

This Conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code.	
FEE \$	35.80
EXEMPT	
WM. J. STONE, County Auditor	

TRANSFERRED 6-3, 1985  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 35.80

463

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee **THE NATURE CONSERVANCY** It's Successors ~~XXXXX~~ **heirs and assigns** against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s  
ANNA B. WEDWALDT and W.A. WEDWALDT

who hereby release their right s of dower in the premises, ha ving hereunto set their hand this day of MAY 7 in the year of our Lord one thousand nine hundred and eighty five (1985 )

Signed and acknowledged in presence of

Jeannette L. Patch  
Phil Smith  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

x Anna B. Wedwaldt  
ANNA B. WEDWALDT  
x W.A. Wedwaldt  
W.A. WEDWALDT  
\_\_\_\_\_  
\_\_\_\_\_

The State of VERMONT  
Rutland County } ss.

**Be it Remembered** That on this 7 day of MAY A.D. 19<sup>85</sup> before me, the subscriber, a NOTARY PUBLIC in and for said county, personally came the above named ANNA B. WEDWALDT and W.A. WEDWALDT

the Grantor s  
in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

James B. [Signature]  
\_\_\_\_\_  
\_\_\_\_\_

# Warranty Deed

ANNA B. WEDWALDT & W.A. WEDWALDT

**TO**  
THE NATURE CONSERVANCY  
328 E. Hennepin Avenue, Minneapolis, MN 55414

Transferred \_\_\_\_\_ 19\_\_\_\_

COUNTY AUDITOR

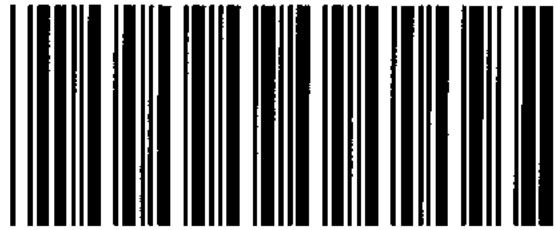
STATE OF OHIO

COUNTY OF Adams SS

RECEIVED FOR RECORD ON THE  
4 day of June 1985  
at 11:17 o'clock A M  
and RECORDED June 4 1985 in  
DEED BOOK 266 PAGE 462

Bill McHenry  
COUNTY RECORDER  
RECORDERS FEE \$12.00 pl.

national  
graphics



\* 9 9 9 9 9 9 \*

**94**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Egolf/Wedwaldt 2 (Cedar Falls)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

# Know all Men by these Presents

That

HARRY C. EGOLF & MARY B. EGOLF, HUSBAND & WIFE  
ANNA WEDWALDT, a married woman & W.A. WEDWALDT, her husband

of the City of Semibole County of  
and State of Florida Grantor s, in consideration of the sum of  
one dollar and other good and valuable considerations  
to them paid by

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
of the City of Arlington County of  
and State of Virginia Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
1800 North Kent St., Arlington, Virginia 22209, for tax purposes  
1504 W. First Ave., Columbus, OH 43212

Its successors ~~XXXXX~~ and assigns forever, the

following Real Estate situated in the County of ADAMS

in the State of OHIO, and in the TOWNSHIP of  
and bounded and described as follows:

BRUSH CREEK

MILITARY SURVEY NO. 2615 and 14149

BEGINNING at a spike at the intersection of SR No. 348 and Fawcett Cedar Mills Road;

thence with the centerline of SR No. 348, S. 52 deg. 30 min. W., 112.05 feet to a spike in the centerline and corner to the property of the Cedar Mills School; thence with three lines of the property, N. 43 deg. 31 min. W., 304.49 feet to an iron pin;

thence S. 46 deg. 29 min. W., 286.13 feet to an iron pin;

thence S. 43 deg. 31 min. E., 304.49 feet to a spike in the centerline of the aforementioned SR No. 348;

thence with the centerline for the next three calls, S. 44 deg. 06 min. W., 130.20 feet to a spike;

thence S. 35 deg. 11 min. W., 131.75 feet to a spike;

thence S. 33 deg. 57 min. W., 292.55 feet to a spike in the centerline and corner to John Lampe;

thence with two lines of Lampe, N. 39 deg. 53 min. W., 1183.99 feet to a post;

thence N. 44 deg. 40 min. E., 83.13 feet to a post in the line of Harold Copas;

thence with fifteen lines of Copas, S. 66 deg. 08 min. E., 99.00 feet to an iron pin;

thence N. 50 deg. 21 min. E., 346.50 feet to an iron pin;

thence N. 1 deg. 35 min. E., 176.87 feet to an iron pin by a walnut;

thence N. 15 deg. 52 min. W., 139.43 feet to an iron pin;

thence N. 70 deg. 17 min. W., 172.87 feet to an iron pin;

thence S. 69 deg. 54 min. W., 130.86 feet to an iron pin;

thence N. 24 deg. 05 min. W., 92.03 feet to an iron pin;

thence N. 5 deg. 40 min. W., 85.82 feet to a lynn stump;

thence N. 74 deg. 14 min. W., 132.00 feet to an iron pin;

thence N. 24 deg. 24 min. W., 234.30 feet to an iron pin;

thence N. 15 deg. 27 min. E., 240.23 feet to an iron pin;

thence N. 13 deg. 28 min. W., 292.07 feet to a stone;

thence N. 4 deg. 56 min. W., 276.33 feet to a stone;

thence N. 17 deg. 57 min. E., 320.03 feet to an iron pin;

thence N. 73 deg. 39 min. W., 1086.56 feet to an iron pin east of Knox Road and in the line of Dewey Moore;

thence with the east side of Knox Road and in the lines of Dewey Moore and James Bolton and passing Abbott Road, N. 16 deg. 16 min. E., 2149.63 feet to an iron pin and corner to Kelly McIntosh;  
 thence with McIntosh's line, S. 73 deg. 11 min. E., 1332.84 feet to a spike in the centerline of Fawcett Cedar Mills Road and corner to Lawrence York;  
 thence with two lines of York, S. 73 deg. 39 min. E., 777.41 feet to an iron pin;  
 thence N. 63 deg. 38 min. E., 354.82 feet to an iron pin and corner to Wilma Batchler;  
 thence with Batchler's line, S. 80 deg. 30 min. E., 507.64 feet to an iron pin west of Cluxton Road and corner to Wanda B. Cluxton;  
 thence with two lines of Cluxton, S. 39 deg. 51 min. W., 577.98 feet to a stone;  
 thence S. 73 deg. 50 min. E., crossing Cluxton Road, a distance of 2255.33 feet to an iron pin in the line of Elbert Freeman;  
 thence with two lines of Freeman, S. 19 deg. 43 min. E., 1012.99 feet to an iron pin;  
 thence S. 84 deg. 00 min. E., 66.00 feet to a stake in the centerline of Cedar Run;  
 thence with the centerline for the next nineteen calls, S. 11 deg. 54 min. E., 232.73 feet to a stake;  
 thence S. 60 deg. 08 min. E., 262.32 feet to a stake;  
 thence S. 51 deg. 32 min. E., 324.92 feet to a stake;  
 thence N. 53 deg. 19 min. W., 203.06 feet to a stake;  
 thence S. 70 deg. 51 min. W., 652.72 feet to a stake in the centerline and corner to Ronald Hanson and Richard Hanson;  
 thence S. 78 deg. 10 min. W., 242.20 feet to a stake;  
 thence S. 68 deg. 00 min. E., 215.00 feet to a stake;  
 thence S. 87 deg. 35 min. W., 160.00 feet to a stake;  
 thence N. 35 deg. 35 min. W., 60.00 feet to a stake;  
 thence N. 64 deg. 45 min. W., 240.00 feet to a stake;  
 thence N. 82 deg. 15 min. W., 280.00 feet to a stake;  
 thence S. 68 deg. 45 min. W., 70.00 feet to a stake;  
 thence S. 41 deg. 25 min. W., 65.00 feet to a stake;  
 thence S. 13 deg. 45 min. W., 275.00 feet to a stake;  
 thence S. 87 deg. 20 min. W., 250.00 feet to a stake;  
 thence S. 10 deg. 15 min. W., 330.00 feet to a stake;  
 thence S. 50 deg. 00 min. W., 540.00 feet to a stake;  
 thence S. 71 deg. 25 min. W., 230.00 feet to a spike;  
 thence S. 14 deg. 45 min. W., 158.65 feet to a spike in the centerline of SR No. 348 and in the centerline of a bridge over Cedar Run;  
 thence with the centerline, S. 70 deg. 44 min. W., 81.70 feet to the beginning,

CONTAINING 353.67 ACRES more or less,

being a consolidation of the remaining property of the premises transferred to Mary B. Egolf, et al in Vol. 235, pg 792

and subject to all legal highways and easements.

A survey of this property was made by ROBERT E. SATTERFIELD, RLS NO. 4238, West Union, Ohio, DECEMBER, 1978.

SAVE AND EXCEPT THE following 185.708 acres conveyed to THE NATURE CONSERVANCY and described as follows:



Being situated in Military Survey Nos. 724 and 2615, in the Township of Brush Creek, in the County of Adams, and in the State of Ohio, and bounded and described as follows:

Beginning at a spike found in the centerline of Cedar Mills Road No. 6 and a corner to a 2.03 acres of Hayes Cohn as recorded in Volume 248, page 736 and a corner to a 4.66 acres of Lawrence York as recorded in Volume 260, page 541; thence with two lines of said York, S. 73 deg. 38 min. 38 sec. E. a distance of 777.40 feet to an iron pin found; thence N. 63 deg. 38 min. 29 sec. E. a distance of 354.80 feet to an iron pin found and a corner to said York and a corner to a 9.87 acres of Wilma Batchler; thence with said Batchler's line S. 80 deg. 29 min. 48 sec. E. a distance of 507.63 feet to an iron pin found on the west side of Earl Cluxton Road and a corner to a 30 acres of the Nature Conservancy; thence with two lines of said property, S. 39 deg. 50 min. 32 sec. W. a distance of 578.02 feet to a stone found west of said Earl Cluxton Road; thence S. 73 deg. 49 min. 55 sec. E. a distance of 2255.33 feet to an iron pin found in the line of a 214 acres of Elbert Freeman as recorded in Volume 187, page 110; thence with two lines of said Freeman, S. 19 deg. 42 min. 50 sec. E. a distance of 1013.03 feet to an iron pin found; thence S. 84 deg. 00 min. 00 sec. E. a distance of 66.00 feet to a spike set in the centerline of Cedar Run; thence with the centerline of said Cedar Run for the next sixteen calls, S. 11 deg. 54 min. 00 sec. E. a distance of 232.73 feet to a spike set; thence S. 60 deg. 08 min. 00 sec. E. a distance of 262.32 feet to a spike set; thence S. 51 deg. 32 min. 00 sec. W. a distance of 324.92 feet to a spike set; thence N. 53 deg. 19 min. 00 sec. W. a distance of 203.06 feet to a spike set; thence S. 70 deg. 51 min. 00 sec. W. a distance of 652.72 feet to a spike set; thence S. 78 deg. 10 min. 00 sec. W. a distance of 242.20 feet to a spike set; thence S. 68 deg. 00 min. 00 sec. W. a distance of 215.00 feet to a spike set; thence S. 87 deg. 35 min. 00 sec. W. a distance of 160.00 feet to a spike set; thence N. 35 deg. 35 min. 00 sec. W. a distance of 60.00 feet to a spike set; thence S. 64 deg. 45 min. 00 sec. W. a distance of 240.00 feet to a spike set; thence N. 82 deg. 15 min. 00 sec. W. a distance of 280.00 feet to a spike set; thence S. 68 deg. 45 min. 00 sec. W. a distance of 70.00 feet to a spike set; thence S. 41 deg. 25 min. 00 sec. W. a distance of 65.00 feet to a spike set; thence S. 13 deg. 45 min. 00 sec. W. a distance of 275.00 feet to a spike set; thence S. 87 deg. 20 min. 00 sec. W. a distance of 250.00 feet to a spike set; thence S. 10 deg. 15 min. 00 sec. W. a distance of 20.82 feet to a spike set in said centerline and a corner to a 13.563 acres retained by Harry C. Egolf; thence with three lines of said Egolf, N. 25 deg. 29 min. 34 sec. W. passing an iron pin found at 26.18 feet, a distance of 289.23 feet to an iron pin found; thence N. 14 deg. 00 min. 38 sec. W. a distance of 323.78 feet to an iron pin found; thence S. 37 deg. 05 min. 22 sec. W. passing an iron pin found at 1026.65 feet, a distance of 1049.53 feet to a spike found in the centerline of the aforementioned Cedar Mills Road; thence with said centerline for the next sixteen calls, N. 23 deg. 48 min. 00 sec. W. a distance of 256.56 feet to a spike set; thence N. 17 deg. 23 min. 02 sec. W. a distance of 90.01 feet to a spike set; thence N. 1 deg. 21 min. 06 sec. W. a distance of 100.01 feet to a spike set; thence N. 14 deg. 38 min. 51 sec. E. a distance of 115.01 feet to a spike set; thence N. 20 deg. 51 min. 50 sec. E. a distance of 168.05 feet to a spike set; thence N. 1 deg. 00 min. 06 sec. W. a distance of 80.00 feet to a spike set; thence N. 18 deg. 08 min. 02 sec. W. a distance of 343.52 feet to a spike set; thence N. 15 deg. 24 min. 02 sec. W. a distance of 380.03 feet to a spike set; thence N. 17 deg. 10 min. 02 sec. W. a distance of 340.02 feet to a spike set; thence N. 19 deg. 50 min. 01 sec. W. a distance of 200.01 feet to a spike set; thence N. 23 deg. 03 min. 00 sec. W. a distance of 449.27 feet to a spike set; thence N. 9 deg. 05 min. 04 sec. W. a distance of 160.01 feet to a spike set; thence N. 3 deg. 29 min. 05 sec. W. a distance of 480.03 feet to a spike set; thence N. 4 deg. 59 min. 05 sec. W. a distance of 285.33 feet to a spike set; thence N. 6 deg. 05 min. 53 sec. E. a distance of 140.01 feet to a spike set; thence N. 13 deg. 28 min. 51 sec. E. a distance of 175.01 feet to the beginning, containing 185.708 acres, more or less, being a part of the original 353.67 acres of the premises transferred to Harry C. Egolf in Volume 257, page 350, and subject to all legal highways and easements. Bearings are magnetic.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, on March 20, 1985.

5/29/87

WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 160.00  
EXEMPT  
WILLIAM J. STONE, County Auditor

Approved For Transfer  
S. H. Wallingford  
Adams County Engineer  
L. Davis  
6884  
MAY 29 1987

LAST TRANSFER: Deed Record Volume,

, Page

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee*

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
Its successors ~~their~~ *and assigns forever.*

*And the said Grantor S*

HARRY C. EGOLF & MARY B. EGOLF and ANNA WEDWALDT and W.A. WEDWALDT

*for* themselves *and* their *heirs,*

*do hereby covenant with the said Grantee*

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

its successors ~~their~~ *and assigns, that* they are *lawfully seized of the premises*

*aforsaid; that the said premises are* **Free and Clear from all Incumbrances whatsoever**

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee  
THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
Its successors ~~heirs~~ and assigns  
against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s

HARRY C. EGOLF AND MARY B. EGOLF

who hereby release their right s of dower in the premises, having hereunto set their hand this 4<sup>th</sup> day of May in the year of our Lord one thousand nine hundred and eighty seven (1987 )

Signed and acknowledged in presence of

Elizabeth A. Beeson

Harry C. Egolf  
HARRY C. EGOLF

Peggy H. Lopez

Mary B. Egolf  
MARY B. EGOLF

The State of Florida } ss.  
Pinellas County }

**Be it Remembered** That on this 4<sup>th</sup> day of May A.D. 19 87 before me, the subscriber, a notary public in and for said county, personally came the above named

HARRY C. EGOLF AND MARY B. EGOLF

the Grantor s

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Elizabeth A. Beeson

NOTARY PUBLIC, State of Florida At Large  
My Commission Expires June 10, 1990.

IN WITNESS WHEREOF the Grantors ANNA WEDWALDT AND A. WEDWALDT  
who hereby release their rights of dower in the premises, having  
hereunto set their hands on this 12 day of May in the  
year of our Lord one thousand nine hundred eighty seven (1987)

SIGNED & ACKNOWLEDGED  
IN THE PRESENCE OF:

Joyce Barbieri  
Mary Bily  
as to both

Anna Wedwaldt  
ANNA WEDWALDT  
W.A. Wedwaldt  
W.A. WEDWALDT

STATE OF Vermont  
COUNTY OF Rutland

BE IT REMEMBERED that on this 12 day of May, A.D, 1987,  
before me, a notary public, in and for said county, personally came the  
above named ANNA WEDWALDT AND W.A. WEDWALDT, the Grantors in the foregoing  
Deed and acknowledge the signing thereof to be their voluntary act and  
deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my  
name and affixed my official seal on the day and  
year last aforesaid:

seal

Joyce Barbieri  
NOTARY PUBLIC, STATE OF Vermont  
COMMISSION EXPIRES: 2/10/91

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 1800

MAY 29 1987 3:45 PM

RECORDED  
VOL. 274 PAGE 529  
BILL McHENRY

1238  
**Warranty Deed**

TO

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Adams SS

RECEIVED FOR RECORD ON THE

29 day of May 1987  
at 3:45 o'clock P.M

and RECORDED May 29 1987 in  
DEED BOOK 274 PAGE 529

Bill McHenry COUNTY RECORDER  
RECORDERS FEE \$ 18.00

notary  
seal

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**



## GENERAL WARRANTY DEED\*

1849

Debb  
6/1

The Nature Conservancy, a non-profit <sup>(1)</sup>, -a corporation organized and existing under the laws of the State of District of Columbia

for valuable consideration paid, grants, with general warranty covenants, to

Linda Young, a single person

, whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek <sup>(2)</sup>

See Exhibit A attached hereto and incorporated by reference herein.

Subject to all legal highways and rights, restrictions and easements of record.

Prior Instrument Reference: Vol. 274 Page 529 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by John W. Humke, its <sup>vice</sup> president, and Jane Prohaska, its <sup>assistant</sup> secretary, thereunto duly authorized by resolution of its board of directors, this 30th day of July 1987. Signed and acknowledged in the presence of:

Juan B. B. B.  
WITNESS

Diane Martin  
WITNESS

THE NATURE CONSERVANCY

(3)

by

John W. Humke,

Vice

PRESIDENT

Jane Prohaska, Assistant

SECRETARY

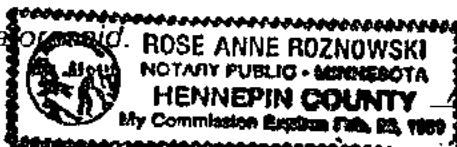
State of Ohio Minnesota

County of Hennepin

SS.

**BE IT REMEMBERED**, That on this 30th day of July, 1987, before me, the subscriber, a notary public in and for said state, personally came John W. Humke, <sup>vice</sup> president, and Jane Prohaska, <sup>assistant</sup> secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

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



This instrument was prepared by Jane Prohaska The Nature Conservancy, 1313-5th St. S.E. Minneapolis, Minnesota 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

RECORDED 8/10/87  
TO STONE  
HENNEPIN COUNTY  
RE 500

350

377



EXHIBIT A

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 2615, and also being part of a 353.67 acre tract of land conveyed to Harry C. Egolf, et. al., as recorded in Volume 257, Page 350, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike(found) at the intersection of the centerline of Cedar Mills Road (C-6D) with the centerline of State Route 348, thence with the centerline of said Cedar Mills Road for the next six (6) calls, N.24°-26'-00"E. 103.17 feet to a spike (set); thence N.14°-27'-10"E. 69.38 feet to a spike (set); thence N.3°-07'-44'-E. 59.30 feet to a spike (set); thence N.3°-36'-00"W. 73.93 feet to a spike (set); thence N.9°-25'-40"W. 87.19 feet to a spike (found); thence N.13°-47'-00"W. 87.32 feet to a spike (found); thence leaving said Cedar Mills Road, S.45°-37'-20"W., passing a 5/8 inch rebar (set) at 20.00 feet, a total distance of 453.28 feet to a one inch pipe (found), said pipe being a corner of the Cedar Mills School (Volume 143, Page 364, A.C.D.R.); thence with said Cedar Mills School, S.44°-22'-40"E. 304.15 feet to a spike (found) in the centerline of said State Route 348; thence with the centerline of said State Route 348, N.51°-38'-00"E. 111.93 feet to the place of beginning containing 2.386 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in May 1987.

ADAMS COUNTY  
RECORDED  
REC'D - 1000 pd  
1987 AUG 10 PM 2:16  
RECORDED  
VOL. 257 PAGE 377  
BILL M. HENRY

ACCEPTABLE FOR TRANSFER  
Per DGA-1 21460  
8-9-87

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**



## QUIT-CLAIM DEED \* 1 9 7 2

DEED  
OUT 532

The Nature Conservancy, a non-profit corporation of the District of Columbia,

(1) of \_\_\_\_\_ County,

for valuable consideration paid, grants(s) to The Board of Township Trustees of Brush Creek Township, Adams County, Ohio

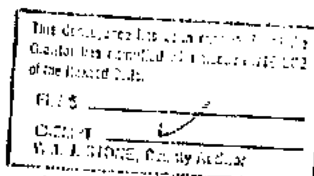
whose tax-mailing address is

c/o Lloyd Hayslip, Jr., 16979 SR 125, Lynx, OH 45650

the following REAL PROPERTY: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

Subject to all legal highways and rights, restrictions and easements of record.

TRANSFERRED 8/21/1987  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE .50¢ADAMS COUNTY  
RECORDER  
REC'D - FEE \$ 10.00

1987 AUG 21 PM 2:58

RECORDED  
VOL. 275 PAGE 532  
BILL McHENRY

Prior Instrument Reference: Vol. 274 Page 529 of the Deed Records of Adams County, Ohio.

(3) wife (husband) of the

~~Grantor releases all rights of dower therein.~~ Witness whereof ~~hand(s)~~ this \_\_\_\_\_ day the Grantor has caused its corporated name to be subscribed by John W. Humke, Vice President, of and Jane Prohaska, Assistant Secretary, thereunto duly authorized by resolution of its Board of Governors this 12<sup>th</sup> day of August, 1987.

Signed and acknowledged in the presence of:

THE NATURE CONSERVANCY

WITNESS

By

John W. Humke, Vice President

WITNESS

Attest

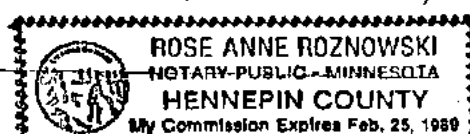
Jane Prohaska, Assistant Secretary

State of Ohio Minnesota

County of Hennepin

BE IT REMEMBERED, That on this 12<sup>th</sup> day of August, 1987, before me, the subscriber, a NOTARY PUBLIC in and for said county, personally came, John W. Humke, Vice President, and Jane Prohaska, Assistant Secretary, of The Nature Conservancy, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be THEIR voluntary act and deed, pursuant to authority of its Board of Governors.

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



This instrument was prepared by Jane Prohaska, The Nature Conservancy, 1313 Fifth St., S.E. Minneapolis, Minnesota 55414

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT A

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 2615 and also being part of a 353.67 acre tract of land conveyed to Harry C. Egolf, et. al., as recorded in Volume 257, Page 350, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) at the intersection of the centerline of State Route 348 with the centerline of Cedar Mills Road (C-60), thence with the centerline of said Cedar Mills Road for the next four (4) calls, N.24°-26'-00"E. 103.17 feet to a spike (set); thence N.14°-27'-10"E. 69.38 feet to a spike (set); thence N.3°-07'-44"E. 59.30 feet to a spike (set); thence N.3°-36'-00"W. 73.93 feet to a spike (set), said spike being the True Point of Beginning of the tract hereby conveyed, said spike also being the point of beginning of the centerline of a 50.00 feet wide easement also hereby conveyed; thence leaving said Cedar Mills Road and with the centerline of said 50.00 feet wide easement for the next two calls, N.19°-11'-00"E. 78.98 feet to a spike (set); thence N.35°-24'-40"E. 141.00 feet to a spike (set), said spike being the point of termination of said 50.00 feet wide easement also hereby conveyed; thence N.48°-21'-20"W. 47.29 feet to a 5/8 inch rebar (set); thence N.76°-56'-53"W. 129.90 feet to a spike (found) in the centerline of said Cedar Mills Road; thence with the centerline of said Cedar Mills Road for the next two (2) calls, S.13°-47'-00"E. 169.54 feet to a spike (found); thence S.9°-25'-40"E. 87.19 feet to the True Point of Beginning of the tract hereby conveyed containing 0.414 acres, more or less, and being subject to all legal rights-of-way and easements of record.

Also hereby conveyed is the above described 50.00 feet wide easement for ingress and egress to the above described tract. Grantors, their heirs and assigns, do hereby retain the right to use said 50.00 feet wide easement for ingress and egress to the above described tract.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in May 1987.

ACCEPTABLE FOR TRANSFER

Per D. Gifford 11-21-74  
3-21-87

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

## GENERAL WARRANTY DEED\*

2 8 3 9

**DEED**  
**OUT**

366

The Nature Conservancy, a non-profit <sup>(b)</sup>-a corporation organized and existing under the laws of the State of District of Columbia

for valuable consideration paid, grants, with general warranty covenants, to

Mary F. Trickel, whose tax-mailing address is

the following **REAL PROPERTY:** Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein.

Subject to all legal highways and rights, restrictions and easements of record.

Prior Instrument Reference: Vol. 274 Page 529 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by John W. Humke, its <sup>vice</sup> president, and Jane Prohaska, its <sup>assistant</sup> secretary, thereunto duly authorized by resolution of its board of directors, this 30th day of July 19 87

*Signed and acknowledged in the presence of:*

Witness.

WITNESS James M. Jones


THE NATURE CONSERVANCY (3)

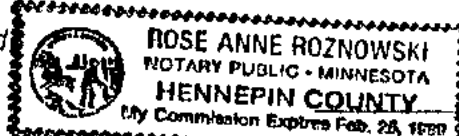
by John H. Hinkle  
John H. Hinkle U.S. PRESIDENT

Jane Prohaska  
Jane Prohaska, Assistant SECRETARY

State of ~~Ohio~~ Minnesota

**BE IT REMEMBERED**, That on this 30th day of July, 1987, before me, the subscriber, a Notary Public in and for said state, personally came John W. Humke, vice president, and Jane Prohaska, assistant secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

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



This instrument was prepared by Jane Prohaska, The Nature Conservancy, 1313-5th St. S.E.  
Minneapolis, Minnesota 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

**Auditor's and Recorder's Stamps**



EXHIBIT A

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 2615, and also being part of a 353.67 acre tract of land conveyed to Harry C. Egolf, et. al., as recorded in Volume 257, Page 350, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of State Route 348, said spike being the southernmost corner of the Cedar Mills School (Volume 143, Page 364, A.C.D.R.), thence leaving said State Route 348 and with said Cedar Mills School, N.44°-22'-40"W. 304.15 feet to a one inch pipe (found); thence with two new division lines through the tract of which this is a part, S.45°-37'-20"W. 130.19 feet to a 5/8 inch rebar (set); thence S.44°-22'-40"E., passing a 5/8 inch rebar (set) at 279.53 feet, a total distance of 309.53 feet to a spike (found) in the centerline of said State Route 348; thence with the centerline of said State Route 348, N.43°-15'-20"E. 130.30 feet to the place of beginning containing 0.917 acres, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in May 1987.

ADAMS COUNTY  
RECORDED  
REC'D. - FILE 10.0029

1987 AUG -7 AM 11:18

RECORDED  
VOL. 275 PAGE 366  
BILL McHEEN

ACCEPTABLE FOR TRANSFER

Per D. S. H. H. #21458  
8-7-87

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

2 1 3 3

## QUIT-CLAIM DEED \*

DEED  
OUT

690

The Nature Conservancy, a non-profit corporation of the District of Columbia,

(1), of \_\_\_\_\_ County,

for valuable consideration paid, grants(s) to the Adams County Historical Society, Inc.

, whose tax-mailing address is

Post Office Box 306, West Union, Ohio 45693

the following REAL PROPERTY: Situated in the County of Adams in the State

of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

Subject to all legal highways and rights, restrictions and easements of record.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

1987 SEP 14 PM 1:00

RECORDED  
VOL. 275 PAGE 690  
BILL McILHEP

Prior Instrument Reference: Vol. 274 Page 529 of the Deed Records of Adams

County, Ohio.

(3) wife (husband) of the

Grantor releases all rights of dower therein. Witness whereof hand(s) this 13th day of August, 1987, the Grantor has caused its corporate name to be subscribed by John W. Humke, Vice President of and Jane Prohaska, 19 Assistant Secretary, thereunto duly authorized by resolution of its Board of Governors this 13th day of August, 1987.

Signed and acknowledged in the presence of:

Dianne Masters

WITNESS DIANNE MASTERS

The Nature Conservancy

by

John W. Humke, Vice President

Paula Patton

WITNESS PAULA PATTON

Attest

Jane Prohaska, Assistant Secretary

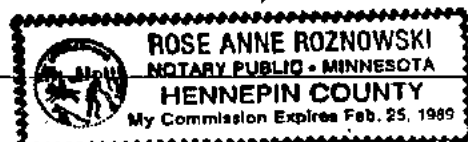
State of Ohio Minnesota

County of Hennepin

ss.

BE IT REMEMBERED, That on this 13th day of August, 1987, before me, the subscriber, a notary public in and for said county, personally came, John W. Humke, Vice President, and Jane Prohaska, Assistant Secretary, of The Nature Conservancy, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed, pursuant to authority of its Board of Governors.

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



This instrument was prepared by Jane Prohaska, The Nature Conservancy, 1313 Fifth St. SE Minneapolis, MN 55414

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

# The Nature Conservancy

Midwest Regional Office  
1313 Fifth Street S.E., Minneapolis, Minnesota 55414  
(612) 379-2207

August 13, 1987

Stephen Kelley  
President  
Adams County Historical Society  
P.O. Box 1  
Seaman, OH 45679

Re: Cedar Falls Preserve (Egolf/Wedwaldt II Tract)  
Adams County, Ohio  
The Nature Conservancy/Adams County Historical Society Transaction

Dear Mr. Kelley:

Thank you for your recent letter regarding the Conservancy's conveyance to the Adams County Historical Society of approximately 2.558 acres of land which the Conservancy recently acquired in Adams County, Ohio.

Enclosed please find a fully executed quit claim deed conveying this property to the Historical Society. I would appreciate it if you would sign the enclosed copy of this letter where indicated noting that you have accepted this property on behalf of the Historical Society. That letter should then be returned to me at the address above.

I would also appreciate it if you would forward to me a copy of the deed after it has been returned to you from the Adams County Recorder's office.

I am pleased that The Nature Conservancy was able to assist the Historical Society in protecting this small portion of Adams County history. If you have any questions, please don't hesitate to give me or the Ohio field office a call.

Sincerely,

Jane Prohaska  
Regional Attorney

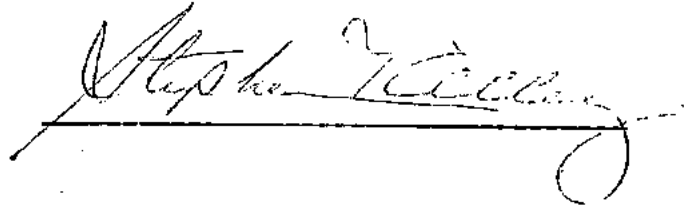
JP/rar  
cc: Jeff Knoop



Stephen Kelley  
August 13, 1987  
page 2

ACCEPTANCE

I hereby accept from The Nature Conservancy a deed to 2.558 acres of land located in Adams County, Ohio, as more fully described in that deed, on behalf of the Adams County Historical Society.

A handwritten signature in cursive script, reading "Stephen Kelley", is written over a horizontal line. The signature is fluid and extends slightly beyond the line on both sides.

# WARRANTY DEED

ELBERT B. FREEMAN, a married man, DENVER B. FREEMAN, a married man, HOWARD R. FREEMAN, a married man, and HAROLD C. FREEMAN, a married man, of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose principal office address is 1815 North Lynn Street, Arlington, VA 22209, and whose tax mailing address is 1504 West 1st Avenue, Columbus, OH 43212, the following **REAL PROPERTY**:

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, being part of Virginia Military Survey No. 724 and bounded and described as follows:

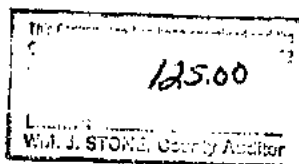
BEGINNING at a rebar (found) in the line of Lennie O. Abbott (Volume 214, page 302 ACDR), said rebar being a corner of Thomas R. and Janice Bennington (Volume 231, page 649 ACDR), thence with said Thomas R. and Janice Bennington for the next two (2) calls, N 14°-04'-24" E 1375.21 feet to a stone (found); thence N 16°-43'-10" E 243.13 feet to a rebar (set), said rebar being a corner of William D. and Peggy Bennington (Volume 175, page 80 ACDR); thence with said William D. and Peggy Bennington for the next nine (9) calls, N 77°-37'-16" W 1052.42 feet to a rebar (set); thence N 7°-59'-41" E 189.04 feet to a rebar (set); thence N 62°-50'-17" W 301.31 feet to a rebar (set); thence S 85°-46'-21" W 697.21 feet to a rebar (set); thence S 75°-54'-01" W 562.75 feet to a rebar (set); thence N 15°-46'-38" W 290.95 feet to a stone (found); thence S 82°-39'-23" W 564.92 feet to a rebar (set); thence N 22°-10'-39" W 289.54 feet to a rebar (set); thence N 86°-37'-13" W 618.43 feet to a rebar (set), said rebar being a corner to the Nature Conservancy (Volume 268, page 91, ACDR); thence with said Nature Conservancy for the next three (3) calls, S 47°-47'-45" W 195.48 feet to a one inch diameter pipe (found); thence N 48°-47'-15" W 273.77 feet to a one inch diameter pipe (found); thence S 81°-19'-45" W 251.63 feet to a rebar (set), said rebar being a corner to another tract conveyed to said Nature Conservancy (Volume 260, page 745, First Tract, ACDR); thence with the second tract of said Nature Conservancy, S 52°-09'-43" W 811.66 feet to a rebar (set) at the base of a 24 inch oak on a cliff, said rebar being a corner of another tract conveyed to said Nature Conservancy (Volume 274, page 529, ACDR); thence with the third mentioned tract of said Nature Conservancy, S 19°-47'-28" E 1387.30 feet to a stone (found) at the base of an elm, said stone being a corner of Franklin G. and Susan L. Bauman (Volume 285, page 18, Parcel One, ACDR); thence with said Franklin G. and Susan L. Bauman for the next five (5) calls, S 52°-37'-05" E 279.46 feet to a rebar (found); thence S 14°-17'-56" W 471.26 feet to a rebar (set); thence S 7°-37'-03" E 231.00 feet to a stone (found); thence S 53°-15'-00" E 365.00 feet to a stone (found); thence S 12°-05'-17" W 42.69 feet to a stone (found), said stone being a corner of said Lennie O. Abbott; thence with said Lennie O. Abbott for the next five (5) calls, S 87°-00'-14" E 1134.91 feet to a rebar (set); thence N 13°-49'-30" E 1060.46 feet to a rebar (found); thence N 76°-53'-47" E 1334.52 feet to a rebar (found); thence S 34°-04'-40" E 779.92 feet to a rebar (found); thence S 77°-05'-24" E 718.14 feet to the place of beginning, **CONTAINING 212.711 ACRES**, more or less, and being subject to all legal rights-of-way and easements of record.



TRANSFERRED 12-21-89  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 1.50

568  
ACCEPTABLE FOR TRANSFER

Per S. G. Hood # 6716  
12-21-89



The basis of all bearing is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in November, 1989. Prior Instrument Reference: Vol. 187, page 108 and Vol. 187, page 110, of the Deed Records of Adams County, Ohio.

GRANTORS HEREIN RESERVE FOR THEMSELVES A LIFE ESTATE IN SUBJECT REAL ESTATE IN ACCORDANCE WITH THE TERMS AS SET FORTH IN EXHIBIT "A" (3 pages) ATTACHED HERETO.

B. Wyvonne Freeman, wife of the Grantor Elbert B. Freeman, Donna J. Freeman, wife of Grantor Denver B. Freeman, Pauline Freeman, wife of the Grantor Howard R. Freeman, and Ruth P. Freeman, wife of the Grantor Harold C. Freeman, releases all rights of dower therein. Witness their hand(s) this 21st day of December, 1989.

Signed and acknowledged in the presence of:

Amy Hedrick  
AMY HEDRICK

Paula Richardson  
PAULA RICHARDSON

Elbert B. Freeman  
ELBERT B. FREEMAN

B. Wyvonne Freeman  
B. WYVONNE FREEMAN

Denver B. Freeman  
DENVER B. FREEMAN

Donna J. Freeman  
DONNA J. FREEMAN

Howard R. Freeman  
HOWARD R. FREEMAN

Pauline Freeman  
PAULINE FREEMAN

Harold C. Freeman  
HAROLD C. FREEMAN

Ruth P. Freeman  
RUTH P. FREEMAN

STATE OF OHIO      COUNTY OF ADAMS      ss:

BE IT REMEMBERED, That on this 21st day of December, 1989, before me, the subscriber, a notary public in and for said state, personally came Elbert B. Bennington and B. Wyvonne Bennington, husband and wife, Denver B. Freeman and Donna J. Freeman, husband and wife, Howard R. Freeman and Pauline Freeman, husband and wife, and

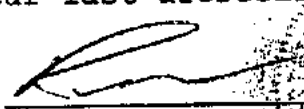
Harold C. Freeman and Ruth P. Freeman, husband and wife, the Grantors  
in the foregoing deed and acknowledged the signing thereof to be their  
voluntary act and deed.

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

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

miscre8903nc-ef

  
ROBERT D. CASTOR, Attorney at Law  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 B. C.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 18.00

DEC 22 89

11:49 AM

RECORDED  
VOL. 285 PAGE 567  
BILL McHENRY

## LIFE ESTATE

Grantors reserve for themselves and their current spouses for and during the natural lifetimes of each of the Grantors and the current spouses of each of the Grantors (all of whom shall be collectively referred to hereinafter as "life tenants"), the right to possession, use and enjoyment of those portions of the property conveyed herein which are more specifically described below and which are more specifically identified on the attached aerial photograph. This life estate is subject to the terms and restrictions set forth herein.

The life tenants may continue to use that approximately 63 acres of the property conveyed herein which is identified on the attached aerial photograph as "agricultural use area" for haying or for planting, cultivating and harvesting crops. The life tenants shall not expand this area beyond its current boundaries or use any other portions of the property for agricultural or related purposes.

The life tenants may use that approximately 30 acres of the property conveyed herein which is identified on the attached aerial photograph as "firewood removal area" to collect and remove fallen or standing dead wood to be used as firewood for the life tenants' personal consumption. There shall be no commercial harvesting of firewood and no cutting or removal of living plants or trees.

The life tenants may use that approximately 15 acres of the property conveyed herein which is identified on the attached aerial photograph as "falls access area" for hiking, nature study and other similar passive recreational uses.

The life tenants shall not use any of the property subject to this life estate for any purpose or in any manner which would be inconsistent with the Conservancy's intended use of all of the property as a nature preserve.

During their life tenancy, the life tenants shall maintain and keep the property subject to this life estate in good condition and shall not commit or permit waste. They shall be solely responsible for all expenses associated with their use of that property subject to this life estate.

The life tenants shall not assign or encumber their interest in the property subject to this life estate and shall pay all taxes and assessments attributable to these portions of the property during their life tenancy when requested by the Conservancy. However, the Conservancy agrees that if property taxes increase because of its ownership of the property, the Conservancy shall pay the amount of any increase attributable to its ownership of the property.

The life tenants agree to indemnify and hold The Nature Conservancy harmless from and against any and all claims, suits, damages, costs, losses and expenses which may result from or arise out of the use and occupancy of the property subject to this life estate by the life tenants or their invitees, licensees, guests and others.

If the life tenants fail to pay any taxes or other claims or expenses when they are due or after they have become a lien against the property, or if the life tenants vacate the property subject to this life estate for one continuous year, or if the life tenants violate any of the terms or restrictions on their life tenancy as set forth herein, the life estate hereby reserved may be terminated by The Nature Conservancy. The right to terminate this life estate, if exercised by the Conservancy, is exercised upon posting by certified mail a notice of violation to the last known address of the life tenants. This notice shall declare that the power of termination has been exercised and shall state the basis of the termination. If the life tenants have not within 30 days from the date of mailing of the notice of violation cured the breach of the terms of the life estate or provided satisfactory evidence that the property has not been abandoned, a copy of the notice shall be recorded in the appropriate land records.

If not previously terminated by the Grantors or by the Conservancy, this life estate shall automatically terminate upon the deaths of all of the Grantors herein and their current spouses.

Entry by The Nature Conservancy at the termination of the reserved life estate, in whichever manner terminated, shall not release the life tenants, their heirs, successors and assigns, from any claim or action The Nature Conservancy may have.

During this life tenancy, The Nature Conservancy may use the property subject to this life estate for scientific research, monitoring, land management and any other purpose related to the Conservancy's use of the property as a nature preserve; provided, however, that the Conservancy shall not interfere with the rights of the life tenants to use the property as set forth herein.

The Conservancy shall have the exclusive right to use and possess any portions of the property conveyed herein not specifically identified above as the "agricultural use area," "firewood removal area," or "falls access area" and the life tenants shall have no rights in these remaining portions of the property.

KEY

Property Boundary  
highlighted in  
yellow.  
Life estate property  
highlighted in red  
\* Location of  
corn crib.

1" = 500'

N ↑

FREEMAN FARM LIFE ESTATE

TOTAL FARM ACREAGE—215 Acres

FALLS ACCESS AREA—15 Acres

CEDAR FALLS

ROCK OUTCROPPINGS

CEDAR RUN

UNDERGROUND TRANSMISSION LINE

FIREWOOD REMOVAL AREAS—30 Acres

PROPERTY BOUNDARY

AGRICULTURAL USE AREA—63 Acres

Abba

572

**KNOW ALL MEN by THESE PRESENTS**  
**2906**

OCT 28 1991

That TERRY G. GROOMS a married man,

of ADAMS County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to NICHOLAS G. GANIM and MARYANNE GANIM, husband and wife, for their joint lives, remainder to the survivor of them,

whose tax-mailing address is 3819 View Street  
Cincinnati, Ohio 45244,

the following REAL PROPERTY: Situated in the COUNTY of ADAMS, in the STATE of OHIO, in the TOWNSHIP of GREEN ;

Being bounded and more particularly described as follows:

Beginning at a spike set at the intersection of West Fork Road No. 9 and Abner Hollow Road No. T-177B; thence with the centerline of said West Fork Road, S 39 deg 11 min 14 sec E a distance of 166.40 feet to a spike set in the centerline of said West Fork Road and in the line of a 16 acres of Ray D. Kenney as recorded in Vol 183, page 243; thence with said Kenney's line, N 89 deg 50 min 05 sec W crossing said Abner Hollow Road, a distance of 1164.78 feet to an iron pin found and a corner to a 23.73 acres of the property of the Nature Conservancy; thence with a line of said 23.73 acres, N 88 deg 00 min 00 sec W a distance of 440.55 feet to an iron pin found in the line of a 206.99 acres of the property of the Cincinnati Museum of Natural History as recorded in Vol 253, page 397; thence with a line of said 206.99 acres N 7 deg 49 min 00 sec E a distance of 752.40 feet to an iron pin found and a corner to a 34 acres of Robert Gilkison, et al as recorded in Vol 264, page 29; thence with a line of said Gilkison's, N 89 deg 39 min 33 sec E a distance of 722.35 feet to an iron pin set in said Gilkison's line; thence with two division lines through the original 34 acres, S 0 deg 25 min 28 sec W a distance of 431.93 feet to an iron pin set; thence S 89 deg 10 min 20 sec E, passing an iron pin set at 558.26 feet, a distance of 578.26 feet to a spike set in the centerline of the aforementioned West Fork Road; thence with said centerline for the next two calls, S 18 deg 38 min 20 sec E a distance of 40.00 feet to a spike set; thence S 28 deg 28 min 04 sec E a distance of 183.48 feet to the beginning, CONTAINING 18.508 acres more or less, being a part of the original 34 acres of the premises transferred to Jerry Cox and Barbara Cox in Vol 206, page 42 and subject to all legal highways and easements, and being a part of Military Survey No. 14104. Bearings are magnetic and based upon the N 89 deg 39 min 33 sec E line.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on April 14, 1986.

Last Transfer: Volume 269, page 746, Adams County Deed Records.

SAVE AND EXCEPT: Being situated in Military Survey No. 14104, in the TOWNSHIP of GREEN, in the COUNTY of ADAMS, in the STATE of OHIO and bounded and described as follows:

BEGINNING at a reference point at a spike found in the centerline of West Fork Road No. C-9 and a corner to a 16 acres of Ray D. Kenney as recorded in Volume 183, page 243 and at the southeast corner of the original 18.508 acres; thence with said Kenney's line, N 89 deg 50 min 05 sec W, crossing Abner Hollow Road, a distance of 1164.78 feet to an iron pin found and a corner to a 23.73 acres of the Nature Conservancy as recorded in Volume 242, page 505 and being the real point of beginning; thence with a line of said property, N 88 deg 00 min 00 sec W a distance of 440.55 feet to an iron pin found in the line of a 206.99 acres of the property of the Cincinnati Museum of Natural History as recorded in Volume 253, page 397; thence with a line of said property, N 7 deg 49 min 00 sec E a distance of 752.40 feet to an iron pin found and a corner to a 34 acres of Robert Gilkison, et al as recorded in Volume 264, page 29; thence with said Gilkison's line, N 89 deg 39 min 33 sec E a distance of 258.35 feet to an iron pin set in said Gilkison's line; thence with two division lines through the original 18.508 acres, S 8 deg 10 min 37 sec E a distance of 427.72 feet to an iron pin set; thence S 3 deg 10 min 12 sec E a distance of 339.47 feet to the beginning, CONTAINING 6.193 ACRES more or less, being part of the original 18.508 acres of the premises transferred to Terry G. Grooms in Volume 269, page 746 and subject to all legal easements. Bearings are magnetic and based upon the N 88 deg 00 min 00 sec W line along the property of the Nature Conservancy.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH on March 23, 1989. miscr 8902 tgg-nc

Prior Instrument Reference: Vol. 283, page 820 Adams County Deed Records

TRANSFERRED 10/23, 1991  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE 504

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 1300  
EXEMPT  
CARROLL E. NEWMAN, County Auditor

Approved For Transfer

Donald H. Wallingford  
Adams County Engineer

J. Chapman

OCT 23 1991

21026



TERRY G. GROOMS and CAROLINE GROOMS, husband and wife, the Grantors,  
release(s) all rights of dower therein. Witness their hand(s) this 11th day of October,  
1991.

Signed and acknowledged in presence of us:

Michael P. Pell  
Witness  
Wendell Beasley  
Witness

Terry G. Grooms  
Terry G. Grooms  
Caroline Grooms  
Caroline Grooms

State of Ohio, ADAMS County, ss.

On this 11th day of October, 1991, before me, a NOTARY PUBLIC in and for said  
County, personally came TERRY G. GROOMS and CAROLINE GROOMS, husband and wife,  
the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary  
act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my  
Notarial seal on the day and year last aforementioned.

Michael P. Pell  
Notary  
MICHAEL P. PELL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires April 19, 1993

This instrument was prepared by

Brett M. Spencer  
Attorney at Law  
231 N. Cross Street  
West Union, Ohio 45693  
(513)544-3900

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

OCT 23 91  
1:33 PM  
RECORDED  
VOL. 294 PAGE 232  
BILL McHENRY



# WARRANTY DEED

1378

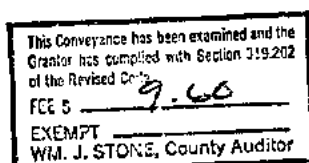
HERMAN EUGENE GIBSON and MARGUERITE GIBSON, husband and wife of Hamilton County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is Ohio Field Office, 1504 West 1st Avenue, Columbus, OH 43212, the following REAL PROPERTY:

Situated in the Township of Brush Creek, County of Adams, and State of Ohio and further described as follows:

M.S. 15308

Beginning at a reference point at a spike in the centerline of Black's Run Road and a corner to Thomas Taylor; thence with the centerline of said Black's Run Road for the next three calls, S 58 deg 47 min W a distance of 93.57 feet to a spike; thence S 56 deg 21 min W a distance of 136.80 feet to a spike; thence S 48 deg 08 min W a distance of 120.27 feet to a spike in said centerline at its intersection with the centerline of an existing 50 feet wide right of way; thence with the centerline of said right of way for the next eighteen calls, S 42 deg 00 min E a distance of 322.14 feet to an iron pin; thence S 17 deg 20 min W a distance of 175.98 feet to an iron pin; thence S 35 deg 21 min W a distance of 76.20 feet to an iron pin; thence S 59 deg 49 min W a distance of 83.59 feet to an iron pin; thence S 72 deg 09 min W a distance of 92.32 feet to an iron pin; thence N 82 deg 46 min W a distance of 80.56 feet to an iron pin at the point of intersection of the centerlines; thence S 41 deg 56 min E a distance of 242.04 feet to an iron pin at the point of intersection; thence N 47 deg 35 min E a distance of 123.29 feet to an iron pin; thence N 62 deg 57 min E a distance of 69.58 feet to an iron pin; thence S 24 deg 29 min E a distance of 66.96 feet to an iron pin; thence S 16 deg 43 min W a distance of 124.16 feet to an iron pin; thence S 7 deg 50 min E a distance of 108.15 feet to an iron pin; thence S 24 deg 32 min E a distance of 126.28 feet to an iron pin; thence S 48 deg 46 min E a distance of 95.35 feet to an iron pin; thence S 6 deg 17 min W a distance of 75.32 feet to an iron pin; thence S 13 deg 01 min E a distance of 82.82 feet to an iron pin; thence S 25 deg 34 min W a distance of 123.90 feet to an iron pin; thence S 18 deg 16 min W a distance of 127.29 feet to an iron pin in said centerline and being the real point of beginning; thence with said centerline S 16 deg 07 min E a distance of 216.00 feet to an iron pin in said centerline at its south termination; thence with a division line through the original 59.276 acres, N 78 deg 33 min E, passing an iron pin at 25.00 feet, a distance of 364.12 feet to an iron pin in the line of George Helmer; thence with said Helmer's line, S 11 deg 27 min E a distance of 470.64 feet to a stone; thence with four lines of the original tract, S 30 deg 47 min W a distance of 620.28 feet to a stone; thence S 87 deg 14 min W a distance of 595.78 feet to a stone; thence N 11 deg 48 min W a distance of 514.65 feet to a stone; thence N 11 deg 21 min W a distance of 146.78 feet to an iron pin; thence with the division line through original 59.276 acres, N 46 deg 25 min E, passing an iron pin at 710.46 feet, a distance of 740.46 feet to the beginning CONTAINING 19.02 ACRES, more or less, part of original 59.276 acres of premises transferred to Denise E. Dittmer, & Michael Clark in Vol. 245, page 738 and subject to all legal highways and easements of record. Surveyed: Robert E. Satterfield, 4238, West Union, Ohio.

Misc 89-01 DW-NC



TRANSFERRED 6-21-89  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢

Approved For Transfer

*A. H. Wallingford*  
Adams County Engineer  
*R. D. Damm*  
JUN 21 89  
21493

443

EE  
VDAW2 CORNIA VADHIOB  
MITTIAW Y 210KE  
IBVH2LEVBED 18

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Prior Instrument Reference: Vol. 275, page 792, of the Deed Records of Adams County, Ohio. HERMAN EUGENE GIBSON and MARGUERITE GIBSON, husband and wife, the Grantors, release all rights of dower therein. Witness their hand(s) this 21st day of June, 1989.

Signed and acknowledged in the presence of:

Amy Hedrick  
Amy Hedrick

Herman Eugene Gibson  
HERMAN EUGENE GIBSON

Robert D. Castor  
Robert D. Castor

Marguerite Gibson  
MARGUERITE GIBSON

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 21st day of June, 1989 before me, the subscriber, a notary public in and for said state, personally came HERMAN EUGENE GIBSON and MARGUERITE GIBSON, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

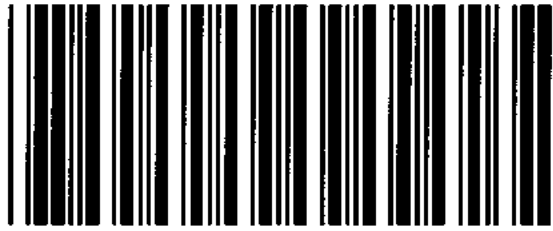
Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

Robert D. Castor  
Notary Public - State of Ohio  
My commission has no expiration date  
Notary Public Seal

ADAMS COUNTY  
RECORDER  
REC'D - FEES 10.00

JUN 21 89 3:11 PM

RECORDED  
VOL. 283 PAGE 443  
BILL McNEERY



\* 9 9 9 9 9 9 \*

**52**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Gilkison et al (Abner Hollow)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

# WARRANTY DEED

The Nature Conservancy, a non-profit corporation of the District of Columbia ("Grantor"), for valuable consideration paid to it, grants, with general warranty covenants, to Lonnie G. Moore and Ruth Ann Moore, husband and wife, as joint tenants with rights of survivorship, ("Grantee"), whose tax mailing address is 1649 Spurgeon Hill Road, West Union, Ohio 45693, the real property situated in Adams County, Ohio which is legally described in Exhibit A attached hereto and incorporated herein by reference ("Property").

Prior instrument reference: O.R. 104, Page 459, recorded April 19, 2000, Record of Deeds, Adams County, Ohio.

This conveyance is made subject to the express condition and restriction that the Property shall be subject to the following restrictions on its use:

1. Residential Use. The Property shall be used exclusively for residential purposes. No more than one single family residence and normal associated outbuildings (such as garages or tool sheds) may be constructed or maintained on the Property. No mobile home shall be permitted.
2. Subdivision. The Property may not be divided, partitioned, subdivided or conveyed except in its current configuration as an entity.
3. Mining. There shall be no mining, drilling, exploring for or removal of minerals for the Property.
4. Dumping/Hazardous Waste. There shall be no dumping of trash, non-compostable garbage, hazardous or toxic substances or other unsightly or offensive material on the Property. There shall be no manufacture, release, or disposal of any hazardous or toxic substance, material or waste, within the meaning of any applicable environmental statute or ordinance or regulation, on the Property.
5. Roads. There shall be no building of new roads or other rights of way on the Property except for a driveway to the one single-family residence permitted on the Property.
6. Animals. There shall be no livestock, no domestic or non-native animals and no feed lots permitted on the Property. This restriction shall not prohibit the Grantee from keeping pets (such as dogs and cats and up to two horses) on the Property. There shall be no grazing on the Property, except by the permitted two horses.

Instrument Book Page  
200000003621 DR 109 141

7. Commercial and Agricultural Uses. There shall be no industrial, commercial or agricultural use of the Property except that Grantee may landscape the area immediately around the permitted residence and may have flower or vegetable gardens for personal enjoyment or consumption in such area.

These restrictions are for the benefit of property owned by the Grantor in Adams County, Ohio which is legally described in O.R. 104, Page 459, recorded April 19, 2000, Record of Deeds, Adams County, Ohio, EXCEPT the part thereof that is described in Exhibit A attached hereto ("Benefited Property"). The Benefited Property is part of the Abner Hollow Preserve and is adjacent to the Property. The restrictions contained herein are intended for the benefit of the Benefited Property. These restrictions shall run with the land and be binding upon the Grantee and Grantee's successors and assigns and all future owners of the Property in perpetuity. The Grantor or its successors or assigns shall have the right to enforce these restrictions by proceedings at law or in equity. By acceptance of this deed, the Grantee, for itself and its successors and assigns, hereby acknowledges that injunctive or other appropriate equitable relief is among the available remedies in the event of breach of these restrictions.

In witness whereof, Grantor has caused its corporate name to be subscribed hereto by Leslie Gillette, Assistant Secretary, thereunto duly authorized this 30<sup>th</sup> day of June, 2000.

Signed and acknowledged  
in the presence of:

Leslie Gillette  
Witness Rose Ann Gorausk.  
Karen Kock  
Witness Karen Kock

THE NATURE CONSERVANCY

By: Leslie Gillette  
Leslie Gillette, Assistant Secretary

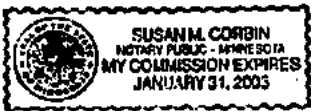


STATE OF MINNESOTA )

159

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2000 by Leslie Gillette, Assistant Secretary of The Nature Conservancy, a non-profit corporation under the laws of the District of Columbia, on behalf of that corporation.



Notary Public Susan M. Corbin  
My Commission Expires: 1-31-2005

This instrument was prepared by Leslie Gillette, The Nature Conservancy,  
1313 Fifth Street S.E., Minneapolis, Minnesota 55414.

Instrument	Book	Page
200000003621	DR	109 143

**EXHIBIT A  
LEGAL DESCRIPTION**

Situate in the Township of Brushcreek, County of Adams, State of Ohio, being part of VMS No 14104, also being the remainder of an Original 191.457 Acres owned by The Nature Conservancy as recorded in O.R. 104 Pg. 459 Adams County Deed Records and being bounded and described as follows.

Beginning at a spike (set) in the center of West Fork Road and in the line of Winona Evans (Vol. 305 Pg. 735); thence with said road for three (3) calls S29-42-58W 187.70 feet to a spike (set); thence S23-53-19W 148.90 feet to a spike (set); thence S34-33-34W 18.07 feet to a spike (set); said spike being THE TRUE POINT OF BEGINNING of the tract hereby conveyed; thence continuing with said road for five (5) calls S34-33-34W 180.00 feet to a spike (set); thence S37-02-36W 93.10 feet to a spike (set); thence S44-25-50W 74.02 feet to a spike (set); thence S52-00-15W 208.55 feet to a spike (set); thence S43-40-33W 18.16 feet to a spike (set); thence with three (3) division lines N87-12-30W 523.66 feet to a 5/8" rebar (set); thence N19-48-19E 256.15 feet to a 5/8" rebar (set); thence N79-03-44E 845.38 feet to the beginning containing 5.000 acres more or less and being subject to all legal rights of ways and easements of record.

The bearings are based upon the S50-51-44E line as recorded in Vol. 246 Pg. 029. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 June 2000 and found in File No. 99-140.

APPROVED  
FOR TRANSFER  
DATE 7-7-2000  
BY D. Thompson  
TAX MAP DEPARTMENT  
ADAMS COUNTY SHERIFF  
DAVID C. MOON, P.L., P.S.  
162-P67

TRANS. CODE  
CONVEYANCE LICENSE  
COMPLIED WITH SECTION 3 OF REPEAL  
EXEMPT  
JUL 17 2000  
CONVEYANCE FEE 45.00  
TRANSFER FEE 25.00  
CAPITAL GAIN TAX  
ADULT 7.75

200000003621  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
On 07-17-2000 At 01:16 pm.  
DEED 22.00  
OR Book 109 Page 141 - 144

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**END  
DOC**

(Deed)

**KNOW ALL MEN BY THESE PRESENTS:**

MA COMMISSION EXPIRES SEP 13 2003  
 THAT **ROBERT E. GILKISON**, a married man, **DAVID A. GILKISON**, a single man,  
 and **LOIS A. WILSON**, a married woman,

of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA** whose address is **6375 Riverside Drive, Suite 50, Dublin, Ohio 43017**, the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns forever, the following described **Real Estate**:

Situate in the Township of Brush Creek and Township of Green, County of Adams, State of Ohio, being part of VMS No. 14104, and also being a remainder of Vol. 246, Pg. 029, owned by Robert Gilkison Et.Al. Adams County Deed Records and being bounded and described as follows:

Beginning at a spike (set) in the center of West Fork Road and also a corner to Winona Evans (Vol. 305 Pg. 735); thence leaving said road and continuing with said Evans S68-09-29E 90.84 feet to a 5/8" rebar (found), said rebar being a corner to Russell Grooms Et.Al. (O.R. 71 Pg. 723); thence with said Grooms S75-08-25E 189.74 feet to a 5/8" rebar (found), said rebar being a corner to Marjorie L. and Jack S. Evans (Vol. 290 Pg. 104); thence with said Evans S61-48-23E 924.77 feet to a 5/8" rebar (found), said rebar being a corner to Georgana Phipps (Vol. 204 Pg. 509); thence with said Phipps for the next four (4) calls S78-49-36W 800.50 feet to a 5/8" rebar (found); thence S22-29-36W 442.50 feet to a 5/8" rebar (found); thence S69-12-56W 430.90 feet to a rebar (found); thence S01-46-05W 753.33 feet to a 5/8" rebar (found), said rebar being a corner to Nature Conservancy (Vol. 297 Pg. 716); thence with said Nature Conservancy S07-19-31W 118.78 feet to a 5/8" rebar (found), said rebar being a corner to Clinton G. Kinhalt (Vol. 285 Pg. 800); thence with said Kinhalt S85-43-55W 760.07 feet to a spike (set) in the center of said road; thence leaving said road and continuing with said Kinhalt and also Nature Conservancy (Vol. 305 Pg. 482) S84-12-11W 1360.35 feet to a 5/8" rebar (set), said rebar being a corner to Cincinnati Museum of Natural History (Vol. 235 Pg. 397); thence with said Cincinnati Museum of Natural History (N06-04-17W 109.93 feet to a 5/8" rebar (set); thence with said Cincinnati Museum of Natural History and Nature Conservancy (Vol. 282 Pg. 262/Vol. 266 Pg. 47) N05-30-40W 3706.55 feet to a 5/8" rebar (set); thence with said Nature Conservancy N78-34-19E 692.15 feet to a 5/8" rebar (found), said rebar being a corner to Russell Grooms Et.Al. (O.R. 71 Pg. 723); thence with said Grooms for the next two (2) calls S48-49-54E 603.80 feet to a 5/8" rebar (set); thence S50-51-44E 743.55 feet to a 5/8" rebar (found), said rebar being a corner to Naomi Bosewell (Vol. 299 Pg. 680); thence with said Bosewell S49-50-06E 985.59 feet to a 5/8" rebar (found), said rebar being a corner to said Evans; thence with said Evans S68-05-19E 354.84 feet to the beginning containing 138.003 Acres in Brush Creek Township and 56.904 Acres in Green Township more or less and being subject to all legal rights of ways and easements of record including a right of way easement granted to Adams County Regional Water District dated January 26, 2000, and recorded in O.R. 100, Page 428, on February 15, 2000, in the Office of the Adams County Recorder.

The bearings are based upon the S50-41-44E line as recorded in Vol. 246 Pg. 029. The above survey was performed under the supervision of Ty R. Pell Registered Land Surveyor 7524 in June 1999 and found in File No. 99-140.

**LAST TRANSFER: VOL. 296, PAGE 376, and O.R. 101, PAGE 156**

and all the *Estate, Title and Interest* of the said grantors, **ROBERT E. GILKISON, DAVID A. GILKISON, AND LOIS A. WILSON**, either in Law or Equity, of, in and to the said

APPROVED  
FOR TRANSFER

DATE 4-19-2000  
BY *[Signature]*  
TAX MAP DEPARTMENT  
ADAMS COUNTY ENGINEER  
DAVID C. HOOK P.E., P.S.


162-7

premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said, **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns forever.

And the said, **ROBERT E. GILKISON, DAVID A. GILKISON, AND LOIS A. WILSON**, for themselves and their heirs, do hereby **Covenant** with the said **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; And further, That they do **Warrant and Will Defend** the same against all claims of all persons whomsoever.

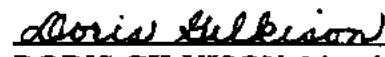
*In Witness Whereof*, the said, **ROBERT E. GILKISON & DORIS GILKISON**, his wife; **DAVID A. GILKISON; LOIS A. WILSON & CHARLES H. WILSON, JR.**, her husband, who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set their hands this 17<sup>th</sup> day of April, 2000.

Signed and acknowledged in presence of:

  
Regina Jakob


  
David D. Wilson, Jr.

  
ROBERT E. GILKISON

  
DORIS GILKISON, his wife

  
DAVID A. GILKISON

  
LOIS A. WILSON

  
CHARLES H. WILSON, JR.,  
her husband

200000002196  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
On 04-19-2000 At 03:14 pm.  
DEED 14.00  
OR Book 104 Page 459 - 460

**STATE OF OHIO      COUNTY OF ADAMS    SS.**

Be it Remembered, that on this 17<sup>th</sup> day of April, 2000, before me, the subscriber, a notary public in and for said state, personally came

**ROBERT E. GILKISON & DORIS GILKISON; DAVID A GILKISON;  
LOIS A. WILSON & CHARLES H. WILSON, JR.**

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.*



**DAVID D. WILSON, JR.**  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003



This instrument was prepared by: *Wilson Law Office, Attorneys at Law,  
108 E. Mulberry Street, West Union, OH 45693/law*

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

APR 19 2000  
CONVEYANCE FEE 230.<sup>00</sup>  
TRANSFER FEE 50.<sup>00</sup>  
CARROLL E. NEWMAN  
ADAMS COUNTY JUDGE

**WARRANTY DEED**

FORREST C. GROOMS and MARY ALICE GROOMS, husband and wife of Hamilton, County, Ohio, and LOWELL H. GROOMS and ELSIE ALLENE GROOMS, husband and wife of Ham. Hon. County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is C/O Ohio Field Office, 1504 West 1st Avenue, Columbus, OH 43212, the following REAL PROPERTY:

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 14802, and also being part of the premises conveyed to Forrest C. Grooms, et al, as recorded in Volume 221, page 333, Adams County Deed Records, and being bounded and described as follows:

BEGINNING at a 5/8 inch rebar (set) at the northeast corner of the tract of which this is a part, said rebar being a corner of a 24.956 acre tract conveyed to Ronald Grooms (Volume 264, page 482, ACDR), said rebar also being a corner of James V. Ditmer, et al (Volume 248, page 783, ACDR), thence with said James V. Ditmer, et al and also with the Nature Conservancy (Volume 277, page 783, ACDR), N 84°-42'-27" W 639.22 feet to a one inch diameter pipe (found); thence with the Nature Conservancy and also with the said James V. Ditmer, et al, for the next two (2) calls, S 54°-37'-47" E 664.51 feet to a 5/8 inch rebar (set); thence S 23°-30'-13" W 202.90 feet to a 5/8 inch rebar (set) on the north side of Middle Branch Creek; thence with said Middle Branch Creek and new division lines through the tract of which this is a part for the next seven (7) calls, N 85°-52'-00" E 66.15 feet to a 5/8 inch rebar (set); thence N 66°-25'-00" E 154.96 feet to a 5/8 inch rebar (set); thence S 66°-01'-00" E 187.29 feet to a 5/8 inch rebar (set); thence S 58°-21'-00" E 183.39 feet to a 5/8 inch rebar (set); thence S 75°-14'-00" E 71.64 feet to a 5/8 inch rebar (set); thence S 38°-13'-54" E 76.13 feet to a 5/8 inch rebar (set); thence N 55°-24'-00" E 81.94 feet to a 5/8 inch rebar (set) in the line of said Ronald Grooms; thence with said Ronald Grooms, N 16°-38'-49" W 1721.89 feet to the place of beginning, CONTAINING 27.592 ACRES, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearing is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in November, 1988.

Prior Instrument Reference: Vol. 221, page 333, of the Deed Records of Adams County, Ohio.

Forrest C. Grooms and Mary Alice Grooms, husband and wife of the Grantor, and Lowell H. Grooms and Elsie Allen Grooms, husband and wife of Grantor, releases all rights of dower therein. Witness their hand(s) this 10th day of March, 1989.

Signed and acknowledged in the presence of:

\*S 02°-52'-24" W 1002.09 feet to a 5/8 inch rebar (set); thence

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	25.00
EXEMPT	
WM. J. STONE, County Auditor	

TRANSFERRED 3-10-1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢

ACCEPTABLE FOR TRANSFER  
Per D. Gaff 3/10/89  
#21998



Robert D. Castor

Sheila Browning  
Sheila Browning

LEE

ADAMS COUNTY

NEW YORK

210ME

FORREST C. GROOMS

13

MARY ALICE GROOMS

LOWELL H. GROOMS

ELsie AllenE GROOMS

ELsie AllenE GROOMS

LOWELL H. GROOMS

ELsie AllenE GROOMS

ELsie AllenE GROOMS

STATE OF OHIO

COUNTY OF ADAMS

SS:

BE IT REMEMBERED, That on this 10th day of March, 1989, before me, the subscriber, a notary public in and for said state, personally came Forrest C. Grooms and Mary Alice Grooms, husband and wife, and Lowell H. Grooms and Elsie Allene Grooms, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ROBERT D. CASTOR, Esq. At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 14722-10, G.C.

8901 misc re:fcg-nc

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10<sup>00</sup>

1989 MAR 10 PM 2:09

RECORDED  
VOL. 382 PAGE 311  
BILL McHENRY

McConn

[Space Above This Line For Recording Data]  
**GENERAL WARRANTY DEED**  
(R.C. 5302.06)

Doris C. Dittoe, an unmarried woman, of Hamilton County, Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia ("Grantee"), whose tax mailing address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the following real property:

81.060 acres, more or less, situated in the Township of Green, in the County of Adams, in the State of Ohio, as the same is more fully described in the Exhibit "A" attached hereto.

Prior Deed Reference: O.R. Book 56, Page 134, Records of Adams County, Ohio.

This deed is executed by Grantor and accepted by the Grantee subject to taxes for the year 2004 and thereafter.

Executed this 17th day of March, 2004.

200400001483  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
03-23-2004 At 09:55 AM.  
DEED 28.00  
DR-Book 218 Page 519 - 520  
STATE OF OHIO } SS:  
COUNTY OF BROWN

Doris C. Dittoe  
Doris C. Dittoe

The foregoing instrument was acknowledged before me this 17th day of March, 2004 by Doris C. Dittoe.



[Signature]  
Notary Public  
Typed or Printed Name  
JAY D. CUTRELL, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.



# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

 203 W. Main Street  
 West Union, Ohio 45693  
 937-544-5262

 Doris C. Dittoe  
 81.060 Acres

Being situated in the Township of Green, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey No. 3669, and also being a corrected survey of the Original 65 Acres owned by Doris C. Dittoe as recorded in Deed Book 197, page 237 and O. R. 56, page 134 Adams County Deed Records and also being bounded and described as follows:

Beginning at ½" iron pin (set) at a corner to 696.599 acres of the Nature Conservancy (Deed Book 297, page 716) and also a corner to the Original 266.08 acres of James G. Upson, Trustee (O. R. 97, page 862); thence continuing with Upson's line for the next five calls, S 64 deg 24 min 26 sec W 726.00 feet to a ½" iron pin (set); thence N 24 deg 12 min 12 sec W 659.79 feet to a ½" iron pin (set); thence N 13 deg 39 min 26 sec E 328.51 feet to a ½" iron pin (found); thence N 81 deg 13 min 34 sec W 184.13 feet to a ½" iron pin (set); thence N 09 deg 45 min 21 sec E 2121.96 feet to a ½" iron pin (set) in the line of said Upson and also a corner to the aforementioned Nature Conservancy; thence continuing with said Nature's line for the next three calls, S 80 deg 24 min 26 sec E 1039.50 feet to a stone (found); thence S 04 deg 35 min 34 sec E 2313.76 feet to a ¾" iron pipe (found); thence S 65 deg 24 min 26 sec W 594.00 feet to the beginning, containing 81.060 acres, more or less. Bearings are based upon the S 4 deg 35 min 34 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on October 9, 2003 and found in File No. A-03-200.

FILENAME: cdittoe81060a03200c

 REAL PROPERTY TRANSFERRED  
 CONVEYANCE EXAMINED  
 COMPLIED WITH SECTION 319.202 O.R.C.  
 EXEMPT

MAR 23 2004

 CONVEYANCE FEE 141.80  
 TRANSFER FEE 50  
 DAVID GIFFORD, ADAMS COUNTY AUDITOR

 APPROVED FOR TRANSFER  
 TAX MAP DEPARTMENT  
 DATE 3-22-04 BY KJB  
 Par. # 163-18  
 ADAMS COUNTY ENGINEER  
 DAVID C HOOK P.E., P.S.

N/S

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 7-19-13 By: MB  
Par. #: 134-25  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

JUL 19 2013  
CONVEYANCE FEE \$56.00  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300002290  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
07-19-2013 At 09:01 am.  
DEED 28.00  
DR Book 417 Page 282 - 283

Parcel No.: 134-00-00-025.000  
File No.: 13Q0044-1

## GENERAL WARRANTY DEED

Roy E. Engman, a.k.a. Roy Engman, Sr., a.k.a. Roy E. Engman, Sr., a widower and unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property, including without limitations all of the land together with all minerals in, on or under the following described Real Property:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: P420  
Official Record Book 230, Page 684 and  
Official Record Book 417, Page 279

Executed this 19<sup>th</sup> day of July, 2013 by Roy Engman, Jr. as Attorney in Fact for Roy E. Engman, a.k.a. Roy Engman, Sr., a.k.a. Roy E. Engman, Sr.

Roy E. Engman by Roy Engman, Jr.  
his Attorney in fact  
Roy E. Engman by Roy Engman, Jr,  
his Attorney in Fact

STATE OF OHIO, COUNTY OF Adams, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 19<sup>th</sup> day of July, 2013 by Roy Engman, Jr. as Attorney in Fact for Roy E. Engman, Grantor herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

EXHIBIT "A"

Legal Description  
For File: 13Q0044-1

Situated in the County of Adams, State of Ohio, and in Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 7005, beginning at an iron pin in the centerline of William Taylor Road, corner to William Taylor, Sr.; thence with said Taylor line N. 77 deg 01 min W, a distance of 1045.60 feet to an iron pin in the line of the property of Nature Conservancy; thence with a line of said property, N. 21 deg 19 min E, a distance of 229.20 feet to a stone, corner to William Stewart; thence with two lines of said Stewart, S 83 deg 31 min E crossing the aforementioned William Taylor Road, a distance of 895.05 feet to an iron pin by a hickory; thence S 7 deg 35 min E a distance of 350.40 feet to the beginning, containing 6.21 acres, more or less, being a corrected description of the premises transferred to William Leslie Taylor and Cora Taylor in Volume 167, Page 75, and subject to all legal highways and easements.

Survey by Robert E. Satterfield, No. 4238, West Union, Ohio, March, 1974.

134-00-00-025.000

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 11.19.14 By: AS  
Par. #: 163-P6A, 163-3 & 149-31  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201400003414  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
11-19-2014 At 09:18 am.  
DEED 36.00  
OR Book 442 Page 127 - 129

Parcel No.: All of 149-00-031.000 and 163-00-00-003.000 and Pt. 163-00-00-002.000  
File No.: 14Q0099-1

## GENERAL WARRANTY DEED

Donald J. Fiedler and Peggy J. Fiedler, Husband and Wife , for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**, including without limitations all of the land together with all minerals in, on or under the following described **Real Property**:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Deed Book 255, Page 283, Deed Book 276,  
Page 548 and Official Record 309, Page 248

Executed this 19<sup>th</sup> day of November, 2014.

Donald J. Fiedler  
Donald J. Fiedler

Peggy J. Fiedler  
Peggy J. Fiedler

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 19<sup>th</sup> day of November, 2014 by Donald J. Fiedler and Peggy J. Fiedler, Grantors herein.

Michael C. Fletcher  
Notary Public

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

NOV 19 2014

CONVEYANCE FEE 617.30  
TRANSFER FEE 1.50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227





## TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

DONALD J. & PEGGY J. FIEDLER  
77.154 ACRES

BEING SITUATED IN THE TOWNSHIP OF BRUSH CREEK, COUNTY OF ADAMS, & STATE OF OHIO, BEING IN VMS NO. 3669 AND BEING ALL OF ORIGINAL 24.375 ACRES IN O.R.309 PG.248, PART OF ORIGINAL 22 ACRES IN D.B.255 PG.283 & ALL OF 36 ACRES IN D.B.276 PG.548, OWNED BY DONALD J. & PEGGY J. FIEDLER AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE SET IN THE CENTERLINE INTERSECTION OF TOBE LEWIS ROAD AND AN EXISTING 50' WIDE EASEMENT IN D.B.270 PG.572; THENCE WITH TEN DIVISION LINES S 78°14'19" E A DISTANCE OF 63.12' TO A 5/8" REBAR SET; THENCE S 82°30'03" E A DISTANCE OF 220.17' TO A 5/8" REBAR SET; THENCE N 77°04'17" E A DISTANCE OF 247.09' TO A 5/8" REBAR SET; THENCE S 63°50'42" E A DISTANCE OF 86.12' TO A 5/8" REBAR SET; THENCE N 34°25'52" E A DISTANCE OF 89.98' TO A 5/8" REBAR SET; THENCE N 23°57'09" E A DISTANCE OF 124.20' TO A 5/8" REBAR SET; THENCE N 32°36'30" E A DISTANCE OF 125.68' TO A 5/8" REBAR SET; THENCE N 66°14'45" W A DISTANCE OF 158.52' TO A 5/8" REBAR SET; THENCE N 61°23'06" W A DISTANCE OF 179.64' TO A 5/8" REBAR SET; THENCE N 74°33'38" W PASSING A 5/8" REBAR SET AT 198.82' FOR A TOTAL DISTANCE OF 207.98' TO A SPIKE SET IN THE CENTERLINE OF AFOREMENTIONED 50' WIDE EASEMENT; THENCE WITH SAID CENTERLINE N 26°14'04" W A DISTANCE OF 69.41' TO A SPIKE FOUND; THENCE N 36°02'24" W A DISTANCE OF 151.04' TO A SPIKE FOUND; THENCE N 35°47'40" W A DISTANCE OF 52.12' TO A SPIKE SET; THENCE N 21°22'18" W A DISTANCE OF 314.41' TO A SPIKE SET; THENCE N 10°54'16" W A DISTANCE OF 350.53' TO A SPIKE FOUND; THENCE N 22°05'47" W A DISTANCE OF 263.07' TO A SPIKE SET; THENCE N 38°07'32" W A DISTANCE OF 182.24' TO A SPIKE FOUND; THENCE N 18°44'36" W A DISTANCE OF 308.29' TO A PIPE FOUND BEING A CORNER TO 15.01 ACRES OWNED BY MARK W. & NANCY H. VINCENT IN D.B.268 PG.154; THENCE WITH SAID VENCENT N 61°55'49" E PASSING A PIPE FOUND AT 49.75' FOR A TOTAL DISTANCE OF 737.52' TO A PIPE FOUND BEING A CORNER TO ORIGINAL 1078.392 ACRES OWNED BY JACK & ROXANNA MCCOY IN D.B.300 PG.629; THENCE WITH SAID MCCOY S 15°31'18" E A DISTANCE OF 1733.47' TO A 5/8" REBAR SET; THENCE N 20°34'11" E A DISTANCE OF 692.78' TO A STONE FOUND; THENCE S 24°46'30" E A DISTANCE OF 1319.28' TO A PIPE FOUND; THENCE S 88°53'56" E A DISTANCE OF 312.38' TO A 5/8" REBAR FOUND; THENCE S 10°45'23" E A DISTANCE OF 569.15' TO A 5/8" REBAR FOUND; THENCE S 66°58'20" E A

DISTANCE OF 274.87' TO A 5/8" REBAR FOUND; THENCE S 21°51'40" W A DISTANCE OF 54.50' TO A 5/8" REBAR SET BEING A CORNER TO 18 ACRES OWNED BY JACK & ROXANNA MCCOY IN O.R.081 PG.650; THENCE WITH SAID MCCOY S 79°57'23" W A DISTANCE OF 2099.99' TO A SPIKE FOUND IN THE CENTERLINE OF TOBE LEWIS ROAD; THENCE WITH SAID CENTERLINE N 12°22'32" W A DISTANCE OF 194.27' TO A SPIKE FOUND; THENCE N 01°21'28" E A DISTANCE OF 568.05' TO A SPIKE SET; THENCE N 07°47'32" W A DISTANCE OF 113.34' TO A SPIKE SET; THENCE N 31°52'32" W A DISTANCE OF 60.01' TO A SPIKE SET; THENCE N 60°15'55" W A DISTANCE OF 47.92' TO SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 77.154 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N61°55'49"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON OCTOBER 1, 2014 AS FOUND IN FILE NO. 14-135.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

DEC 12 2012

CONVEYANCE FEE 262.50  
TRANSFER FEE .50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201200003885  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-12-2012 At 10:04 am.  
DEED 28.00  
OR Book 405 Page 766 - 767

Parcel No.: Part 149-00-00-019.000  
File No.: 12Q0119-1

### GENERAL WARRANTY DEED

Virgil D. Fine and Beverly R. Trappe, n.k.a. Beverly R. Fine, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 272, Page 540  
Auditor's Parcel No.: Part 149-00-00-019.000

Executed this 12<sup>th</sup> day of December, 2012.

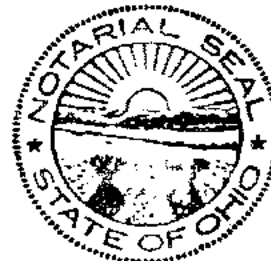
Virgil D. Fine  
Virgil D. Fine

Beverly R. Fine  
Beverly R. Fine

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 12<sup>th</sup> day of December, 2012 by Virgil D. Fine and Beverly R. Fine, Grantors herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 12.12.12 By: AS  
Par. #: 149-P/619  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

Virgil D. Fine and Beverly R. Trappe

Tract No. 2 38.645 Acres

**Exhibit "A"**

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 8266 and 13111 and also being a part of the original 44.25 acres owned by Virgil D. Fine and Beverly R. Trappe as recorded in D.B. 272, P. 540 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found in the centerline of Hamilton Road (C-59 A) and a corner to 17.30 acres of Thomas C. and Mary K. Freudiger (O.R. 370, P. 554) and at the north corner of the original 44.25 acres (D.B. 272, P. 540); thence with said Freudiger's line, S 53 deg 57 min 12 sec E, passing a 1" iron pipe found at 19.97 feet, a total distance of 1597.79 feet to a 1" iron pipe found and a corner to 6.094 acres of Joann and Troy Evans (O.R. 351, P. 546); thence with said Evans' line, S 18 deg 34 min 09 sec W 543.40 feet to a 1" iron pipe found and a corner to 5.33 acres of Kelly, Sr. and Sherri Lewis (O. R. 364, P. 56); thence with said Lewis' line S 02 deg 29 min 58 sec E 109.20 feet to a 1" iron pipe found and a corner to 25.145 acres of Keith and Trollie Arden (O.R. 122, P. 563); thence with said Arden's line for the next four calls, N 81 deg 13 min 40 sec W 564.83 feet to a 5/8" iron pin set; thence S 62 deg 01 min 59 sec W 263.79 feet to a 5/8" iron pin set; thence S 46 deg 38 min 03 sec W 494.68 feet to a 5/8" iron pin set; thence S 59 deg 31 min 54 sec W 386.05 feet to a 5/8" iron pin found and a corner to Tract II of 23.543 acres of David and Michelle R. Kennedy (O.R. 168, P. 395); thence with said Kennedy's line, N 07 deg 04 min 22 sec E 1057.91 feet to a 5/8" iron pin set; thence with three division lines through the original 44.25 acres, S 87 deg 39 min 51 sec E 341.62 feet to a 5/8" iron pin set; thence N 07 deg 04 min 23 sec E 295.43 feet to a 5/8" iron pin set; thence N 40 deg 40 min 50 sec W, passing a 5/8" iron pin set at 608.95 feet, a total distance of 628.95 feet to a spike set and in the centerline of the aforementioned Hamilton Road; thence with the centerline of said Hamilton Road for the next three calls, N 48 deg 55 min 12 sec E 98.73 feet to a spike found; thence N 37 deg 26 min 47 sec E 200.31 feet to a spike found; thence N 31 deg 28 min 43 sec E 125.94 feet to the beginning, containing 38.645 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 49 deg 09 min 49 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on October 30, 2012 and found in File No. A-12-107.

Filename: virgildfine238645

acR

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

Instrument 201500000595 OR Book Page 446 871

MAR 06 2015

CONVEYANCE FEE 368.50  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.

Date: 3.6.15 By: AS  
Par.# 165-38 NEW SURVEY  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201500000595  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
03-06-2015 At 09:50 a.m.  
DEED 44.00  
OR Book 446 Page 871 - 874

Parcel No.: 165-00-00-038.000  
File No.: 14Q0126-1

### GENERAL WARRANTY DEED

Beverly G. Frazier, a married woman whose husband is William D. Frazier, **James T. Fite**, a married man whose wife is Debra L. Fite and **Robert D. Fite**, a married man whose wife is Rosalinda Buen Fite, for valuable consideration paid, grant and convey with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 197, Page 338 and  
Official Record Book 208, Page 839

William D. Frazier, Debra L. Fite and Rosalinda Buen Fite hereby execute this instrument for the sole purpose of releasing their dower interests.

Executed this 6<sup>th</sup> day of March, 2015.

Beverly G. Frazier By JTF POA  
Beverly G. Frazier by James T. Fite, her  
Attorney in Fact

William D. Frazier By JTF POA  
William D. Frazier by James T. Fite, his  
Attorney in Fact

James T. Fite  
James T. Fite

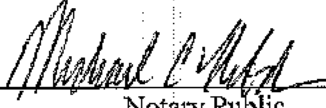
Debra L. Fite By JTF POA  
Debra L. Fite by James T. Fite, her  
Attorney in Fact

Robert D. Fite By JTF POA  
Robert D. Fite by James T. Fite, his  
Attorney in Fact

Rosalinda Buen Fite By JTF POA  
Rosalinda Buen Fite by James T. Fite, her  
Attorney in Fact

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 6<sup>th</sup> day of March, 2015 by James T. Fite, as Attorney in Fact for Beverly G. Frazier, William D. Frazier, Debra L. Fite, Robert D. Fite and Rosalinda Buen Fite and James T. Fite, on behalf of himself, Grantors herein.

  
\_\_\_\_\_  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by:      Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227





# TY R. PELL & ASSOCIATES



## PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

BEVERLY FRAZIER ET.AL.  
51.171 ACRES

BEING SITUATED IN JEFFERSON TOWNSHIP, COUNTY OF ADAMS, & STATE OF OHIO, BEING PART OF VMS NO. 14354 AND ALSO BEING A RE-SURVEY OF ORIGINAL 51.182 ACRES OWNED BY BEVERLY FRAZIER ET.AL. IN O.R.208 PG.839 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE OF JOHNSON RUN ROAD AND BEING A CORNER TO 12.866 ACRES OWNED BY TIMOTHY FITE IN O.R.208 PG.841; THENCE WITH SAID FITE S 24°26'02" E PASSING A 5/8" REBAR FOUND AT 41.64' FOR A TOTAL DISTANCE OF 1312.71' TO A 5/8' REBAR FOUND BEING A CORNER TO 18.203 ACRES OWNED BY WILLIAM HABLITZEL IN O.R.367 PG.118 & 19.094 ACRES OWNED BY LOUISE M. TOOPS IN O.R.429 PG.451; THENCE WITH SAID TOOPS S 04°14'37" E A DISTANCE OF 235.50' TO A 5/8' REBAR FOUND; THENCE S 45°01'14" E A DISTANCE OF 582.78' TO A 5/8" REBAR FOUND BEING A CORNER TO 2 ACRES OWNED BY JOHN H. & JOANN NEWSOME IN O.R.273 PG.225 & ORIGINAL 2.946 ACRES OWNED BY JOHN H. & JOANN NEWSOME IN D.B.259 PG.779; THENCE WITH SAID NEWSOME AND 1.844 ACRES OWNED BY TERRY L. & REBECCA L. NELSON IN O.R.015 PG.550 S 77°32'58" W A DISTANCE OF 499.55' TO A 5/8' REBAR FOUND; THENCE CONTINUING WITH SAID NELSON S 03°32'12" E PASSING A 5/8' REBAR FOUND AT 290.60' FOR A TOTAL DISTANCE OF 331.07' TO A SPIKE FOUND IN THE CENTERLINE OF SUNSHINE RIDGE ROAD AND BEING A CORNER TO 20.633 ACRES OWNED BY JOHN H. & JOANN NEWSOME IN O.R.034 PG.561; THENCE WITH SAID NEWSOME S 03°31'48" E A DISTANCE OF 431.18' TO A 5/8" REBAR FOUND BEING A CORNER TO 28.60 ACRES OWNED BY BARBARA RUTH BOYLE IN D.B.296 PG.096; THENCE WITH SAID BOYLE N 77°26'15" W A DISTANCE OF 459.65' TO A 5/8' REBAR FOUND; THENCE N 39°51'05" W A DISTANCE OF 1264.42' TO A STONE FOUND BEING A CORNER TO 82.69 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.355 PG.241; THENCE WITH SAID CONSERVANCY & WITH 25.635 ACRES OWNED BY DUFF S. KINDT IN O.R.365 PG.183 N 18°13'18" E A DISTANCE OF 1305.66' TO A 5/8" REBAR FOUND; THENCE CONTINUING WITH SAID KINDT N 38°35'00" E A DISTANCE OF 511.15' TO A SPIKE FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 51.171 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N38°35'00"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R.  
PELL, REGISTERED LAND SURVEYOR NO. 7524, ON NOVEMBER 25, 2014 AS FOUND  
IN FILE NO. 14-161.

DEC 31 2012

ADAMS COUNTY TAX MAP DEPT. DAVID GIFFORD, ADAMS COUNTY AUDITOR  
Date: 12-31-12 By: AB  
Parcel #: 187-1  
ADAMS COUNTY ENGINEER  
David C. Hock P.E., P.S.

CONVEYANCE FEE 903.10  
TRANSFER FEE 50.00

201200004046  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-31-2012 At 09:14 am.  
DEED 36.00  
DR Book 406 Page 557 - 559

Parcel No.: 187-00-007-000.  
File No.: 12Q0140-1

### GENERAL WARRANTY DEED

Edward C. Glenn, Jr. and Nancy J. Glenn, Husband and Wife and Erin C. Glenn, n.k.a. Erin C. Schmidt, a.k.a. Erin Christie Schmidt, a married woman, whose husband is Mark Harris Schmidt, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described

#### Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 307, Page 8

Mark Harris Schmidt hereby executes this instrument for the sole purpose of releasing his dower interest herein.

Executed this 28<sup>th</sup> day of December, 2012.

Edward C. Glenn, Jr.  
Edward C. Glenn, Jr.  
Nancy J. Glenn  
Nancy J. Glenn  
Erin C. Schmidt BY  
Erin C. Schmidt BY  
Edward C. Glenn, Jr. Per  
Erin C. Schmidt by Edward C. Glenn,  
Jr., her Attorney in Fact  
and Mark Harris Schmidt BY  
Edward C. Glenn, Jr. Per  
Mark Harris Schmidt by Edward C.  
Glenn, Jr., his Attorney in Fact

STATE OF OHIO, COUNTY OF Hamilton, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 28<sup>th</sup> day of December, 2012 by Edward C. Glenn, Jr. and Nancy J. Glenn, Husband and Wife and Edward C. Glenn, Jr., Attorney in Fact for Erin C. Schmidt and Edward C. Glenn, Jr. as Attorney in Fact for Mark Harris Schmidt, Grantors herein.

Michael C. Fletcher  
Notary Public



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

Exhibit "A"

Edward C. Glenn, Jr., Nancy J. Glenn and Erin C. Glenn

150.518 Acres

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 2494, 14028, 15747 and 15574 and also being the remaining acreage of the original 158 1/2 acres owned by Edward C. Glenn, Jr., Nancy J. Glenn and Erin C. Glenn as recorded in O.R. 307, P. 8 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found in the centerline of West Fork Road (C-9 A) and a corner to the original 73.37 acres of Joyce E. Cox (O.R. 335, P. 571) and said spike being N 73 deg 47 min 59 sec W 2015.62 feet from a spike found at the intersection of West Fork Road (C-9 A) and Blue Creek Road (C-18 A); thence with said Cox's line for the next two calls, S 57 deg 30 min 03 sec W 1248.71 feet to a stone found; thence S 58 deg 21 min 30 sec W 993.63 feet to a stone found and in the line of 121.40 acres of Nature Conservancy (D.B. 281, P. 507); thence with the line of said Nature Conservancy for the next six calls, N 34 deg 54 min 39 sec W 938.74 feet to a 5/8" iron pin found; thence N 34 deg 41 min 21 sec W 407.84 feet to a 5/8" iron pin found; thence N 49 deg 34 min 17 sec W 527.19 feet to a 5/8" iron pin set by a hickory; thence N 68 deg 41 min 29 sec W 328.00 feet to a 5/8" iron pin found; thence N 18 deg 01 min 33 sec W 433.07 feet to a 5/8" iron pin found; thence N 80 deg 32 min 03 sec W 762.98 feet to a 5/8" iron pin found and a corner to Tract 10 of 266.5 acres of George R. Gaffin (O.R. 12, P. 552) and also a corner to the Fifth Tract of 34 acres of Joe Lee and Carolyn Easter (O.R. 367, P. 505); thence with said Easter's line, N 47 deg 14 min 16 sec E 1342.54 feet to a stone found and a corner to the First Tract of the original 69 1/2 acres of Joe Lee and Carolyn Easter (O.R. 367, P. 505); thence with said Easter's line, N 50 deg 20 min 27 sec E 580.97 feet to a 5/8" iron pin found and a corner to the Seventh Tract of the original 66 acres of said Joe Lee and Carolyn Easter (O.R. 367, P. 505); thence with said Easter's line, S 71 deg 59 min 11 sec E 780.35 feet to a point in the centerline of West Fork Creek and a corner to 5.50 acres of Alan R. Knox, Et. Al. (O.R. 359, P. 581) and said point is referenced by a 5/8" iron pin found at N 36 deg 26 min 21 sec E 30.18 feet; thence with said Knox's line and with said West Fork Creek for the next four calls, S 63 deg 11 min 00 sec E 259.04 feet to a point; thence S 47 deg 44 min 00 sec E 569.34 feet to a point; thence S 17 deg 39 min 00 sec E 110.84 feet to a point; thence S 46 deg 01 min 00 sec E 222.69 feet to a point and a corner to 1.502 acres of Angela L. Rogers (O.R. 010, P. 023); thence with said Rogers' line and with said West Fork Creek for the next three calls, S 12 deg 22 min 43 sec E 108.34 feet to a point; thence S 25 deg 37 min 41 sec E 148.70 feet to a point; thence S 34 deg 50 min 27 sec E

137.09 feet to a point in said West Fork Creek; thence with said Rogers' line, N 50 deg 15 min 15 sec E, passing a 5/8" iron pin found at 23.31 feet, a total distance of 93.00 feet to a spike found and in the centerline of the aforementioned West Fork Road; thence with the centerline of said West Fork Road for the next ten calls, S 47 deg 29 min 43 sec E 205.82 feet to a spike found; thence S 51 deg 16 min 17 sec E 61.78 feet to a spike found; thence S 51 deg 52 min 24 sec E 232.58 feet to a spike found; thence S 49 deg 04 min 45 sec E 109.89 feet to a spike found; thence S 39 deg 06 min 11 sec E 87.61 feet to a spike found; thence S 31 deg 43 min 06 sec E 182.16 feet to a spike found; thence S 44 deg 40 min 12 sec E 85.91 feet to a spike found; thence S 56 deg 48 min 27 sec E 179.52 feet to a spike found; thence S 56 deg 50 min 15 sec E 38.09 feet to a spike found; thence S 52 deg 10 min 04 sec E 141.29 feet to the beginning, containing 152.530 Acres more or less, save and except 1.006 acres and 1.006 acres previously transferred in O.R. 391, P. 330, leaving to be conveyed 150.518 Acres more or less and being subject to all legal right of ways, easements and restrictions of record and subject to a 30 feet wide right of way previously granted in O.R. 391, P. 330. Bearings are based upon the S 47 deg 29 min 43 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on December 18, 2012 and found in File No. A-12-137.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT \_\_\_\_\_

JAN 13 2012

Parcel No.: Pt. 164-00-00-031.000  
File No.: 11Q0107-1

CONVEYANCE FEE \$189.00  
TRANSFER FEE 50.00

DAVID GIFFORD ADAMS COUNTY AUDITOR  
**GENERAL WARRANTY DEED**

Kenneth Lee Grooms, a married man whose wife is Eugenia M. Grooms, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record Book 39, Page 251  
Auditor's Parcel No.: Pt. 164-00-00-031.000

Eugenia M. Grooms hereby executes this instrument for the sole purpose of releasing her dower interest therein.

Executed this 13<sup>th</sup> day of January, 2012.

Kenneth Lee Grooms  
Kenneth Lee Grooms

Eugenia M. Grooms  
Eugenia M. Grooms

201200000154  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
01-13-2012 At 11:51 am.  
DEED 28.00  
OR Book 389 Page 86 - 87

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 13<sup>th</sup> day of January, 2012 by Kenneth Lee Grooms and Eugenia M. Grooms, Grantors herein.

Michael C. Fletcher  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



**APPROVED FOR TRANSFER**

Adams County Tax Map Dept.

Date: 12.18.12 By: AS

Per. #: 1044631

**ADAMS COUNTY ENGINEER**

David C. Hook P.E., P.S.



**TY R. PELL & ASSOCIATES**



Ty R. Pell, P.S.

PROFESSIONAL SURVEYOR

115 E. Main Street  
West Union, Ohio 43693  
937.544.2562

Kenny Lee Grooms

35.001 Acres

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 3669 and also being a part of Tract 1 of the original 100 acres owned by Kenneth Lee Grooms as recorded in O.R. 038, P. 251 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Sunshine Ridge Road (T-56) and Blue Creek Road (C-18); thence with a tie-line, S 29 deg 23 min 34 sec W 1298.93 feet to a spike set in the centerline of said Blue Creek Road and in the south line of 44.038 acres of The Nature Conservancy (O.R. 376, P. 574) and **BEING THE REAL POINT OF BEGINNING**; thence with said Conservancy's south line, S 79 deg 58 min 01 sec E 1098.34 feet to a 5/8" iron pin found and in the line of the original 125 acres of Glenn Self, Et. AL (O.R. 230, P. 862); thence with said Self's line for the next three calls, S 16 deg 38 min 17 sec E 511.51 feet to a 5/8" iron pin set; thence S 88 deg 38 min 07 sec E 264.00 feet to a 5/8" iron pin set; thence S 07 deg 32 min 44 sec W 346.35 feet to a 5/8" iron pin set; thence with two division lines through Tract 1 of the original 100 acres, N 79 deg 58 min 01 sec W, passing a 5/8" iron pin set at 1542.03 feet; a total distance of 1562.03 feet to a spike set and in the centerline of the aforementioned Blue Creek Road; thence N 79 deg 58 min 01 sec W, passing a 5/8" iron pin set at 20.00 feet; a total distance of 612.04 feet to a 5/8" iron pin set and in the line of the original 137.412 acres of B.O.O. Properties (O.R. 060, P. 144); thence with said Properties' line, N 05 deg 42 min 02 sec E 774.66 feet to a 5/8" iron pin found and a corner to the aforementioned The Nature Conservancy; thence with said Conservancy's line, S 79 deg 58 min 01 sec E 627.40 feet to the beginning, containing 35.001 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 79 deg 58 min 01 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on November 21, 2011 and found in File No. A-11-182.

Filename: kennethleegrooms35001acr

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

MAY 19 2011

CONVEYANCE FEE 237.90  
TRANSFER FEE 501  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

20110001532  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-19-2011 At 09:49 am.  
DEED 28.00  
OR Book 376 Page 574 - 575

Parcel No.: 164-00-00-030.000  
File No.: 11Q0028-1

### GENERAL WARRANTY DEED

**Kenneth Lee Grooms**, a married man whose wife is **Eugenia M. Grooms**, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 39, Page 251  
Auditor's Parcel No.: 164-00-00-030.000

**Eugenia M. Grooms** hereby executes this instrument for the sole purpose of releasing her dower interest therein.

Executed this 19<sup>th</sup> day of May, 2011.

*Kenneth Lee Grooms*  
**Kenneth Lee Grooms**  
*Eugenia M. Grooms*  
**Eugenia M. Grooms**

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 19<sup>th</sup> day of May, 2011 by **Kenneth Lee Grooms** and **Eugenia M. Grooms**, Grantors herein.

*Michael C. Fletcher*  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: **Michael C. Fletcher, Esq., Attorney at Law**  
3500 Red Bank Road, Cincinnati, Ohio 45227

# EXHIBIT "A"

BEING SITUATED IN THE TOWNSHIP OF GREEN, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 3669 & BEING ALL OF ORIGINAL 43 ACRES T-2 IN O.R.039 PG.251 OWNED BY KENETH LEE GROOMS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A REFERENCE SPIKE FOUND IN THE INTERSECTION OF BLUE CREEK ROAD C-18 AND SUNSHINE RIDGE T-156; THENCE S 78°52'47" W A DISTANCE OF 312.12' TO A SPIKE FOUND IN THE CENTERLINE OF SAID BLUE CREEK ROAD AND BEING A CORNER TO 1.847 ACRES OWNED BY NORMAN & MARCELLA WALKER IN O.R.150 PG.253 AND BEING THE TRUE POINT OF BEGINNING; THENCE WITH SAID WALKER S 65°02'26" E A DISTANCE OF 813.23' TO A AXLE FOUND BEING IN THE LINE OF ORIGINAL 125 ACRES OWNED BY GLENN SELF ET AL. IN O.R.230 PG.862; THENCE WITH SAID SELF S 08°16'41" W A DISTANCE OF 592.01' TO A 5/8" REBAR SET; THENCE S 16°38'08" E A DISTANCE OF 346.50' TO A 5/8" REBAR SET BEING A CORNER TO 100 ACRES T-1 OWNED BY KENNETH LEE GROOMS IN O.R.039 PG.251; THENCE WITH SAID GROOMS N 79°58'01" W A DISTANCE OF 1773.38' TO A 5/8" REBAR SET BEING IN THE LINE OF ORIGINAL 137.412 ACRES OWNED BY B.O.O. PROPERTIES IN O.R.060 PG.144; THENCE WITH SAID B.O.O. PROPERTIES N 08°54'41" E A DISTANCE OF 848.04' TO A 5/8" REBAR FOUND BEING A CORNER TO ORIGINAL 996.416 ACRES OWNED BY JACK & ROXANNA MCCOY IN D.B.300 PG.629; THENCE WITH SAID MCCOY N 10°04'21" E A DISTANCE OF 689.68' TO A ~~REBAR~~ <sup>4 1/2"</sup> ASH TREE BEING A CORNER TO AFOREMENTIONED WALKER; THENCE WITH SAID WALKER S 52°45'37" E PASSING A 5/8" REBAR FOUND AT 864.22' FOR A TOTAL DISTANCE OF 933.32' TO A SPIKE FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 44.039 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S65DEG 02'26"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TYR. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON APRIL 22, 2011 AS FOUND IN FILE NO. 11-065.

THERE ARE EXCEPTED FROM THE WARRANTY COVENANTS SET FORTH HEREIN MATTERS OF ZONING, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF RECORD.

AUDITOR'S PARCEL NO.: 164-00-00-030.000

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 5/19/11 By: AS  
Par. # 164-30 New Survey  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

DEC 22 2014

CONVEYANCE FEE 26.90  
TRANSFER FEE 30  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201400003828  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-22-2014 At 10:53 am.  
DEED 36.00  
OR Book 443 Page 831 - 833

Parcel No.: Pt. 164-00-00-018.000  
File No.: 14Q0080-1

## GENERAL WARRANTY DEED

**Patricia Groves**, a married woman whose husband is Max Groves, Jr., for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**, including without limitations all of the land together with all minerals in, on or under the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Prior Deed Reference: Official Record Book 203, Page 69

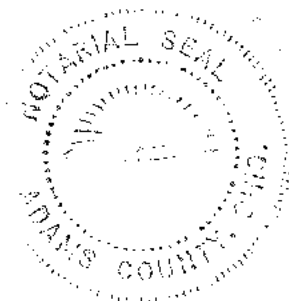
Executed this 22<sup>nd</sup> day of December, 2014 by Patricia Groves and Max Groves, Jr., her husband who hereby executes this instrument for the sole purpose of releasing his dower interest.

Patricia Groves  
Patricia Groves

Max Groves Jr  
Max Groves, Jr.

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 22<sup>nd</sup> day of December, 2014 by Patricia Groves and Max Groves, Jr., Grantors herein.



Michael C. Fletcher  
Notary Public

Michael C. Fletcher

Attorney at Law

My Commission has no expiration date

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

Patricia Groves

Tract No. 2 - 43.459 Acres

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14106 and 14354 and also being a part of the original 53.68 acres owned by Patricia Groves as recorded in O.R. 203, P. 69 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Moon Hollow Road (T-415) and Blue Creek Road (C-18); thence with the centerline of Blue Creek Road, S 31 deg 34 min 36 sec W 30.05 feet to a spike set in said centerline at its intersection with the centerline of a 25 feet wide easement hereby granted and retained; thence with the centerline of said 25 feet wide easement for the next ten calls, S 62 deg 16 min 27 sec W 142.81 feet to a spike set; thence S 71 deg 45 min 03 sec W 34.86 feet to a spike set; thence S 81 deg 07 min 09 sec W 53.10 feet to a spike set; thence N 83 deg 07 min 17 sec W 52.41 feet to a spike set; thence N 70 deg 23 min 16 sec W 144.86 feet to a spike set; thence S 74 deg 04 min 31 sec W 57.07 feet to a spike set; thence S 69 deg 26 min 19 sec W 90.68 feet to a spike set; thence S 60 deg 10 min 50 sec W 97.25 feet to a spike set; thence S 74 deg 43 min 23 sec W 41.76 feet to a spike set; thence S 71 deg 49 min 28 sec W 21.00 feet to a spike set in the centerline of said 25 feet wide easement at its west termination and **BEING THE REAL POINT OF BEGINNING**; thence with a division line through the original 53.68 acres, S 76 deg 53 min 04 sec E, passing a 5/8" iron pin set at 211.75 feet, a total distance of 251.75 feet to a spike set and in the centerline of Blue Creek Road; thence with the centerline of said Blue Creek Road for the next twelve calls, S 68 deg 17 min 22 sec W 91.63 feet to a spike set; thence S 61 deg 05 min 57 sec W 72.54 feet to a spike set; thence S 56 deg 26 min 20 sec W 73.21 feet to a spike set; thence S 62 deg 41 min 32 sec W 76.11 feet to a spike set; thence S 69 deg 53 min 40 sec W 56.20 feet to a spike set; thence S 72 deg 31 min 51 sec W 80.63 feet to a spike set; thence S 59 deg 51 min 50 sec W 65.98 feet to a spike set; thence S 61 deg 54 min 55 sec W 67.24 feet to a spike set; thence S 70 deg 01 min 45 sec W 65.08 feet to a spike set; thence S 73 deg 27 min 35 sec W 89.80 feet to a spike set; thence S 70 deg 17 min 36 sec W 103.09 feet to a spike set; thence S 67 deg 24 min 15 sec W 130.19 feet to a spike found in said centerline and a corner to 2.739 acres of Bradley S. Gray, Et. Al. (O.R. 273, P. 54); thence with said Gray's line, N 79 deg 31 min 38 sec W, passing a 5/8" iron pin found at 25.00 feet, a total distance of 575.91 feet to a stone found and a corner to 44.867 acres of Bradley S. Gray, Et. Al. (O.R. 236, P. 773); thence with said Gray's line, N 79 deg 31 min 18 sec W 1212.64 feet to a 5/8" iron pin found and a corner to the original 1078.392 acres of Jack and Roxanna McCoy (O.R. 300, P. 629); thence with said McCoy's line, N 56 deg 09 min 02 sec E 2010.84 feet to a stone found and a corner to 21.375 acres of Richard A., Jr. and Darlene Rhoades (O.R. 95, P. 118); thence with said Rhoades'

**APPROVED FOR TRANSFER**

**Adams County Tax Map Dept.**

Date: 12-22-14 By: AS

Par.# 164-P1018

**ADAMS COUNTY ENGINEER**

David C. Hook P.E., P.S.

line, S 53 deg 24 min 59 sec E 758.72 feet to a stone found; thence with two division lines through the original 53.68 acres, S 17 deg 56 min 28 sec W 492.15 feet to a 5/8" iron pin set; thence S 73 deg 13 min 26 sec E 285.90 feet to the beginning, containing 43.459 Acres more or less and being subject to all legal right of ways, easements and restrictions of record and included with and subject to the above mentioned 25 feet wide easement hereby granted and retained is to be used by grantors and grantees for ingress and egress to and from Blue Creek Road. Bearings are based upon the S 67 deg 24 min 15 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on July 30, 2014 and found in File No. A-14-93.

Filename: patriciagroves243459  
acR



Re-Recording

201300000784  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
03-15-2013 At 09:09 am.  
DEED 120.00  
OR Book 410 Page 34 -

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

FEB 15 2013

CONVEYANCE FEE \$1,326.00  
TRANSFER FEE \$1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300000500  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
02-15-2013 At 01:10 pm.  
DEED 116.00  
OR Book 408 Page 802 - 814

Parcel Nos.: Pt. 164-00-00-052.000 and, 164-00-00-053.000  
File No.: 12Q0035-1

## GENERAL WARRANTY DEED

Lois Hackworth, a married woman whose husband is John J. Hackworth, hereinafter Grantors, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, hereinafter Grantee, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 399, Page 856

THIS DEED IS BEING RE-RECORDED IN ORDER TO INSERT  
RECORDING INFORMATION OF CORRECTIVE QUIT-CLAIM DEED.

Grantors herein reserve an easement for foot and vehicular traffic for themselves and their children, as described in Exhibit "B" attached hereto and made a part hereof. Said easement shall terminate if at any time the easement area is determined to be a public road open to public access. Said easement shall also terminate upon the death of the last remaining of the following: Lois Hackworth, John J. Hackworth, or the natural or adopted children of Lois Hackworth and/or John J. Hackworth. Said easement shall also terminate if the property described in Exhibit "C" attached hereto and made a part hereof is no longer owned by Grantors, their children or any of them.

Grantors hereby grant to Grantee a Right of First Refusal to purchase the property described in Exhibit "C" attached hereto and made a part hereof (the "Property") under the following terms and conditions:

1. Whenever the Grantors receive a written offer to purchase all or any part of the Property, the Grantors, in good faith, are considering for acceptance or counter-offer, Grantors shall deliver to Grantee, by certified mail, return receipt requested, a copy of the written offer at the following address:

The Nature Conservancy  
Attn: Legal Department  
4245 Fairfax Drive, Suite 100  
Arlington, VA 22203

With Copy to:  
The Nature Conservancy  
6375 Riverside Drive, Suite 100  
Dublin, OH 43017

2. The Grantee may elect to purchase that portion of the Property contained in the written offer at the offered price and upon such other terms and conditions not less favorable to the Grantors than those contained in the written offer by giving to the Grantors written notice of such election within ninety (90) days after delivery of the written offer to the Grantee. Said election shall be sent to the Grantors at the following address:

Lois Hackworth  
John J. Hackworth  
4295 Long Lick Road  
Stout, OH 45684

If the Grantee does not elect to purchase that portion of the Property set forth in the written offer at the offered price and Grantors do not sell that portion of the Property pursuant to the written offer, then this Right of First Refusal shall continue in full force and existence as if the written offer had not been made.

If only a portion of the Property is sold, either to a third party, or to the Grantee, this Right of First Refusal shall remain in effect for the remainder of the Property.

This First Right of Refusal shall not apply to a transfer of any portion of the Property to the Grantors' children or grandchildren, if any, provided the transfer is for no consideration or is by devise or by operation of law upon the death of either Grantor. In the event of such a transfer, the Right of First Refusal shall remain in full force and effect and shall bind the successors or assigns of the Grantors' interest in the Property transferred. Upon Grantors' death where any other testamentary disposition is specified, or upon the death of the child or children or the grandchild or grandchildren to whom the Property has been transferred, the Grantee shall have the right to purchase the Property. The Grantee shall be given written notice of any death triggering this Right of First Refusal.

In the event the Grantee elects to purchase the Property, the conveyance shall also include the conveyance of Grantors' first right of refusal reserved in deed recorded in Official Record 401, Page 866 and in Corrective Quit Claim Deed recorded in Official Record 409, Page 586, of the Recorder's Records of Adams County, Ohio.

John J. Hackworth hereby executes this instrument for the sole purpose of releasing his dower interest therein.

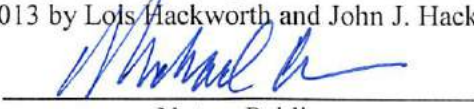
Executed this 15th day of February, 2013.

  
Lois Hackworth

  
John J. Hackworth

STATE OF OHIO, COUNTY OF Adams, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 15th day of February, 2013 by Lois Hackworth and John J. Hackworth, Grantors herein.

  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\12Q0035-1 Nature Conservancy (Hackworth)\deed.do



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.



Exhibit "A"

A-1

Situated in the Townships of Green and Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14350, 14354, 15230 and 15280 and also being all of Tract 1 of the original 159.601 acres and 6.142 acres out of Tract 2 of the original 93.647 acres owned by Lois Hackworth as recorded in Official Record 399, page 856 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found at the intersection of Sunshine Ridge Road (T-156 C) and Johnsons Run Road (C-180B) and a corner to 180.527 acres of The Nature Conservancy (Official Record 376, page 568); thence with the lines of said Nature Conservancy and with the centerline of an Old Road for the next twenty five calls, North 85 deg. 20' 59" west 153.56 feet to a spike found; thence South 64 deg. 39' 30" west 214.59 feet to a spike found; thence South 44 deg. 37' 35" west 117.06 feet to a spike found; thence South 34 deg. 37' 16" west 200.71 feet to a spike found; thence South 18 deg. 45' 31" west 192.08 feet to a spike found; thence South 07 deg. 05' 32" west 234.14 feet to a spike found; thence South 12 deg. 55' 49" west 262.02 feet to a spike found; thence South 02 deg. 15' 14" west 161.95 feet to a spike found; thence South 14 deg. 52' 17" west 123.95 feet to a spike found; thence South 25 deg. 51' 10" west 103.96 feet to a spike found; thence South 51 deg. 38' 45" west 122.96 feet to a spike found; thence South 66 deg. 14' 12" west 178.29 feet to a spike found; thence North 89 deg. 34' 20" west 145.62 feet to a spike found; thence South 72 deg. 59' 10" west 161.64 feet to a spike found; thence South 80 deg. 01' 20" west 115.75 feet to a spike found; thence South 83 deg. 00' 19" west 202.55 feet to a spike found; thence South 73 deg. 54' 08" west 183.19 feet to a spike found; thence North 77 deg. 41' 37" west 113.56 feet to a spike found; thence South 72 deg. 06' 29" west 138.94 feet to a spike found; thence North 85 deg. 49' 33" west 150.39 feet to a spike found; thence North 60 deg. 32' 04" west 121.23 feet to a spike found; thence South 84 deg. 56' 06" west 151.99 feet to a spike found; thence North 67 deg. 22' 54" west 355.46 feet to a spike found; thence North 64 deg. 29' 01" west 64.73 feet to a spike found; thence North 40 deg. 01' 06" west 85.34 feet to a spike found and a corner to 4.937 acres of Robert & Georgianna Janzen (Official Record 281, page 513); thence with said Janzen's line for the next four calls, North 59 deg. 42' 16" east 40.73 feet to a 5/8" iron pin set; thence North 11 deg. 58' 16" east 132.00 feet to a 5/8" iron pin set; thence North 05 deg. 01' 44" west 214.50 feet to a 5/8" iron pin set; thence North 05 deg. 37' 52" west 628.60 feet to a 5/8" iron pin set and in the line of the original 44.559 acres of Trenton W. Goetz (Official Record 328, page 841); thence with said Goetz's line for the next four calls, North 67 deg. 12' 03" east 943.27 feet to a 5/8" iron pin found; thence North 46 deg. 40' 35" east 643.04 feet to a 5/8" iron pin found; thence North 19 deg. 25' 49" east 263.19 feet to a spike found in the centerline of Sunshine Ridge Road (T-156C); thence North 18 deg. 01' 36" east 744.79 feet to a 5/8" iron pin found and a corner to 29.045 acres of Eric Bernard (Official Record 316, page 215); thence with said Bernard's line North 03 deg. 49' 13" east 1272.03 feet to a 5/8" iron pin found and a corner to 101.513 acres of James A. Fenstermaker (Official Record 313, page 514) and a corner to 42.475 acres of The Nature Conservancy (Official Record 363, page 263); thence with said Conservancy's line, South 88 deg. 40' 37" East 1860.63 feet to a 5/8" iron pin found; thence North 43 deg. 02' 46" east 382.94 feet to a 5/8" iron pin found and a corner of 82.69 acres of The Nature Conservancy (Official Record 355, page 241); thence with said Conservancy's line for the next two calls, South 00 deg. 45' 37" east 191.23 feet to a spike set and in the west edge of Reel Ridge Road (T-289); thence South 11 deg. 00' 59" West 134.54 feet to a 5/8" iron pin set in said road and a corner to 30.20 acres of Daniel F. and Kathy L. Bernhard (Official Record 334, page 782); thence with said road and with said Bernhard's line for the next two calls, South 24 deg. 29' 05" west 191.93 feet to a stone found; thence South 66 deg. 53' 05" west 407.75 feet to a 5/8" iron pin set and a corner to said Bernhard; thence with said Bernhard's line for the next two calls, South 13 deg. 27' 08" east 701.68 feet to a 5/8" iron pin set; thence South 35 deg. 34' 48" east 453.62 feet to a stone found and a corner to Tract 2 of the original 93.647 acres of Lois Hackworth (Official Record 399, page 856) and a corner to 31.697 acres of Gary Bruce and Melissa A. Cupp (Official Record 290, page 11); thence with said Cupp's line for the next two calls, North 50 deg. 39' 54" west 1038.74 feet to a stone found; thence South 79 deg. 16' 31" west 107.23 feet to a spike set and in the centerline of the aforementioned Reel Ridge Road; thence with the centerline of said Reel Ridge Road for the next nine calls, South 43 deg. 37' 56" west 252.66 feet to a spike set; thence South 24 deg. 56' 11" west 167.89 feet to a spike set; thence South 05 deg. 42' 11" west 227.73 feet to a spike set; thence South 05 deg. 09' 16" west 187.48 feet to a spike set; thence South 04 deg. 11' 36" west 201.23 feet to a spike set; thence South 08 deg. 17' 21" west 226.86 feet to a spike found; thence South 04 deg. 14' 54" east 234.79 feet to a spike found; thence South 14 deg. 17' 54" west 85.07 feet to a spike set; thence South 09 deg. 08' 27" east 107.77 feet to a spike set and at the intersection of said Reel Ridge Road and the aforementioned Sunshine Ridge Road; thence with the centerline of said Sunshine Ridge Road for the next two calls, South 75 deg. 44' 31" east 233.70 feet to a spike set; thence South 42 deg. 09' 34" east 187.80 feet to the

Exhibit "A"

A-2

beginning, containing 165.743 acres more or less and being 92.261 acres in Green Township and 73.482 acres in Jefferson Township and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the South 52 deg. 43' 12" west line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on October 16, 2012 and found in File No. A-11-76.

**APPROVED FOR TRANSFER**

Adams County Tax Map Dept.

Date: 2.15.13 By: AS

Par. #: 164-524.53 + p/057

ADAMS COUNTY ENGINEER

E., P.S.



Exhibit "A"

A-3

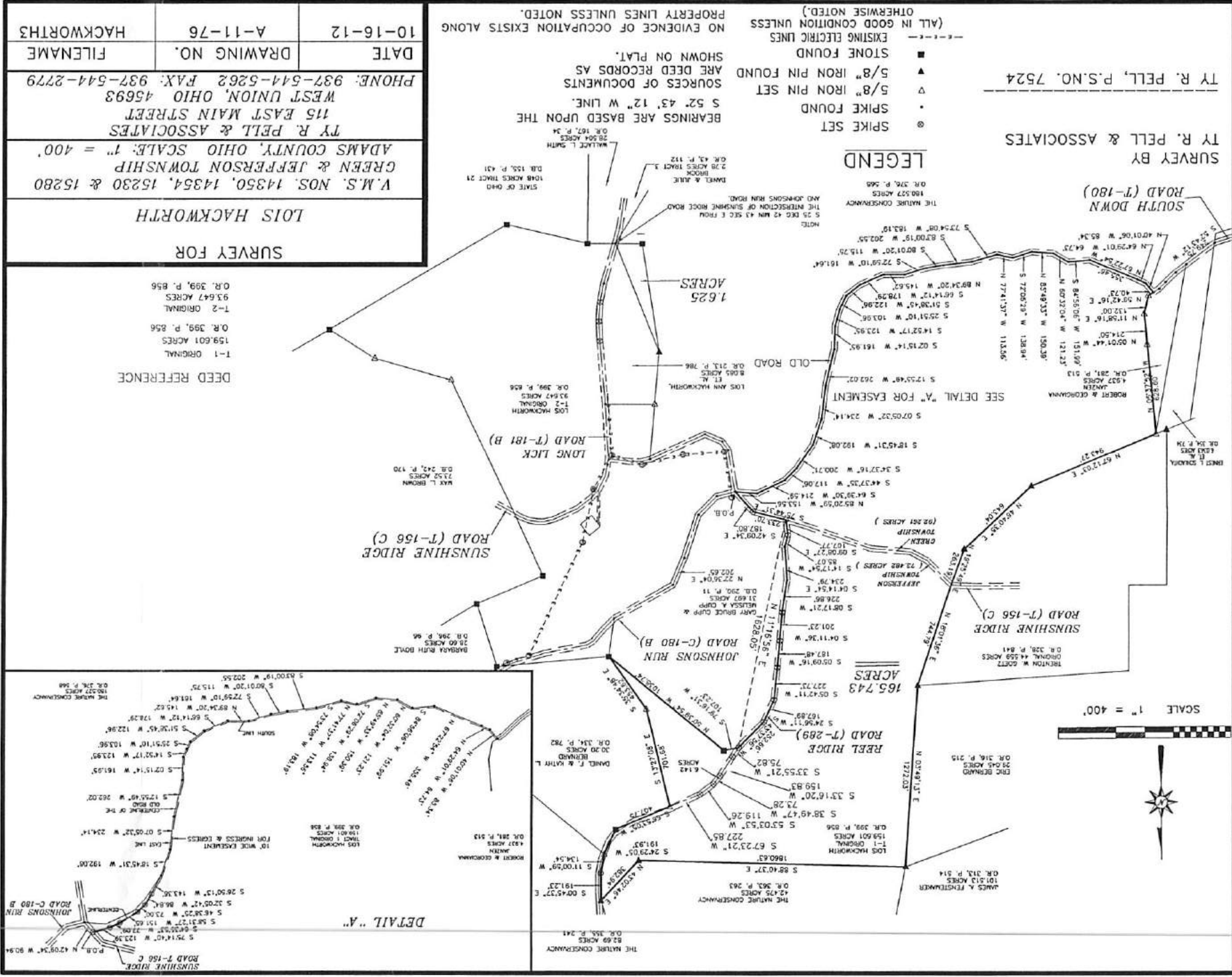




Exhibit "B"

## TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

Lois Hackworth

10' Wide Easement

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14350, 14354, 15230 and 15280 and also being a part of Tract 1 of the original 159.601 acres owned by Lois Hackworth as recorded in O.R. 399, P. 856 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Johnsons Run Road (C-180 B) and Sunshine Ridge Road (T-156 C); thence with the centerline of said Sunshine Ridge Road, N 42 deg 09 min 34 sec W 90.94 feet to a spike set in said centerline at its intersection with the centerline of a 10 feet wide easement hereby retained by grantor for ingress and egress and **BEING THE REAL POINT OF BEGINNING**; thence with the centerline of said 10 feet wide easement and with division lines through the original 159.601 acres for the next five calls, S 75 deg 14 min 40 sec W 123.39 feet to a spike set; thence S 64 deg 35 min 53 sec W 77.09 feet to a spike set; thence S 58 deg 31 min 27 sec W 151.65 feet to a spike set; thence S 46 deg 38 min 25 sec W 73.00 feet to a spike set; thence S 32 deg 05 min 42 sec W 86.84 feet to a spike set; thence with a division line through the original 159.601 acres and with said easement, S 26 deg 50 min 13 sec W 143.36 feet to a spike found and in the east line of said 10 feet wide easement and also a corner to 180.527 acres of The Nature Conservancy (O.R. 376, P. 568); thence with the east and south lines of said 10 feet wide easement and with the lines of said The Nature Conservancy for the next twenty one calls, S 18 deg 45 min 31 sec W 192.08 feet to a spike found; thence S 07 deg 05 min 32 sec W 234.14 feet to a spike found; thence S 12 deg 55 min 49 sec W 262.02 feet to a spike found; thence S 02 deg 15 min 14 sec W 161.95 feet to a spike found; thence S 14 deg 52 min 17 sec W 123.95 feet to a spike found; thence S 25 deg 51 min 10 sec W 103.96 feet to a spike found; thence S 51 deg 38 min 45 sec W 122.96 feet to a spike found; thence S 66 deg 14 min 12 sec W 178.29 feet to a spike found; thence N 89 deg 34 min 20 sec W 145.62 feet to a spike found; thence S 72 deg 59 min 10 sec W 161.64 feet to a spike found; thence S 80 deg 01 min 20 sec W 115.75 feet to a spike found; thence S 83 deg



00 min 19 sec W 202.55 feet to a spike found; thence S 73 deg 54 min 08 sec W 183.19 feet to a spike found; thence N 77 deg 41 min 37 sec W 113.56 feet to a spike found; thence S 72 deg 06 min 29 sec W 138.94 feet to a spike found; thence N 85 deg 49 min 33 sec W 150.39 feet to a spike found; thence N 60 deg 32 min 04 sec W 121.23 feet to a spike found; thence S 84 deg 56 min 06 sec W 151.99 feet to a spike found; thence N 67 deg 22 min 54 sec W 355.46 feet to a spike found; thence N 64 deg 29 min 01 sec W 64.73 feet to a spike found; thence N 40 deg 01 min 06 sec W 85.34 feet to a spike found in the south line of said 10 feet wide easement and a corner to the original 159.601 acres and also a corner to Robert and Georgianna Janzen (O.R. 281, P. 513) and said 10 feet wide easement hereby retained by grantor is to be used for ingress and egress to and from Sunshine Ridge Road (T-156 C).

Bearings are based upon the N 42 deg 09 min 34 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on January 29, 2013 and found in File No. A-13-7.

Filename: hackworth10easement

B-2

David Horsley and Lois Hackworth

Exhibit "C"

Tract No. 2 93.647 Acres

C-1

Situated in the Townships of Green and Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14350, 14354, 15230 and 15280 and also being 61.357 acres out of Tract I of the original 102.03 acres and 32.290 Acres out of Parcel III of the original 42 acres owned by David Horsley and Lois Hackworth as recorded in D.B. 292, P. 577 Adams County Deed Records and bounded and described as follows:

Beginning at a spike found at the intersection of Sunshine Ridge Road (T-156 C) and Johnsons Run Road (C-180 B); thence with the centerline of said Johnsons Run Road for the next five calls, N 75 deg 57 min 05 sec E 133.50 feet to a spike found; thence N 44 deg 42 min 58 sec E 181.30 feet to a spike found; thence N 17 deg 10 min 31 sec E 317.86 feet to a spike found; thence N 22 deg 36 min 04 sec E 202.65 feet to a spike found; thence N 60 deg 14 min 26 sec E 471.96 feet to a spike found in said centerline and a corner to 31.697 acres of Gary Bruce Cupp and Melissa A. Cupp (D.B. 290, P. 11); thence with said Cupp's line, N 07 deg 40 min 43 sec E 271.05 feet to a stone found and a corner to 30.20 acres of Daniel F. and Kathy L. Bernhard (O.R. 334, P. 782) and also a corner to said Cupp; thence with said Cupp's line for the next two calls, N 50 deg 39 min 54 sec W 1038.74 feet to a stone found; thence S 79 deg 16 min 31 sec W 107.23 feet to a spike set and in the centerline of Reel Ridge Road (T-289); thence with said Reel Ridge Road for the next five calls, N 33 deg 55 min 21 sec E 75.82 feet to a spike set; thence N 33 deg 16 min 20 sec E 159.83 feet to a spike set; thence N 38 deg 49 min 47 sec E 73.28 feet to a spike set; thence N 53 deg 03 min 53 sec E 119.26 feet to a spike set; thence N 67 deg 23 min 21 sec E 227.85 feet to a 5/8" iron pin set and a corner to the aforementioned Daniel F. and Kathy L. Bernhard; thence with said Bernhard's line for the next three calls, S 13 deg 27 min 08 sec E 701.68 feet to a 5/8" iron pin set; thence S 35 deg 34 min 43 sec E 453.62 feet to a stone found; thence N 84 deg 56 min 04 sec E 784.80 feet to a stone found and a corner to 28.60 acres of Barbara Ruth Boyle (D.B. 296, P. 96); thence with said Boyle's line, S 17 deg 41 min 03 sec E 461.17 feet to a stone found and a corner to 73.52 acres of William E. Hablitzel (D.B. 296, P. 256); thence with said Hablitzel's line for the next four calls, S 66 deg 49 min 33 sec W 497.09 feet to a stone found; thence S 25 deg 03 min 27 sec E 1511.46 feet to a 5/8" iron pin set; thence S 74 deg 10 min 27 sec E 553.89 feet to a 5/8" iron pin set; thence S 57 deg 35 min 40 sec E 378.14 feet to a stone found and in the line of 1048 acres, Tract 21 of the State of Ohio (D.B. 155, P. 431); thence with the line of said State of Ohio for the next two calls, S 59 deg 09 min 54 sec W 1436.72 feet to a stone found; thence N 76 deg 51 min 14 sec W 580.26 feet to a stone found and a corner to 28.504 acres of Wallace L. Smith (O.R. 167, P. 34); thence with said Smith's line, N 89 deg 57 min 10 sec W 196.31 feet to a spike found and in the centerline of Long Lick Road (T-181 B); thence with the centerline of said Long Lick Road for the next five calls, N 15 deg 57 min 45 sec E 293.05 feet to a spike found; thence N 11 deg 03 min 09 sec E 131.19 feet to a spike set; thence N 03 deg 27 min 03 sec E 135.78 feet to a spike set; thence N 02 deg 26 min 39 sec W 138.07 feet to a spike set; thence N 04 deg 51 min 33 sec W 444.49 feet to a spike found in said centerline and a corner to 8.085 acres of Lois Ann Hackworth, Et. Al. (O.R. 213, P. 786); thence with said Hackworth's line, S 89 deg 46 min 57 sec W 347.11 feet to a 5/8" iron pin set and in the line of 180.527

Exhibit "C"

C-2

acres of The Nature Conservancy (O.R. 376, P. 568); thence with said Conservancy's line, N 04 deg 44 min 30 sec E 387.30 feet to a spike found and in the centerline of the aforementioned Sunshine Ridge Road; thence with the centerline of said Sunshine Ridge Road for the next four calls, S 65 deg 16 min 14 sec W 418.44 feet to a spike found; thence N 67 deg 26 min 57 sec W 130.79 feet to a spike found; thence N 36 deg 05 min 14 sec W 74.94 feet to a spike found; thence N 09 deg 12 min 50 sec W 294.59 feet to the beginning, containing 93.647 Acres more or less and being 54.849 Acres in Green Township and 38.798 Acres in Jefferson Township and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 52 deg 43 min 12 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on June 9, 2011 and found in File No. A-11-76.

Filename: davidhorsley293647acR





Exhibit "C"

TY R. PELL & ASSOCIATES

C-3



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

LESS AND EXCEPT:

Lois Hackworth

6.142 Acres

Situated in the Township of Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. Nos. 14350, 14354, 15230 and 15280 and also being a part of Tract 2 of the original 93.647 acres owned by Lois Hackworth as recorded in O.R. 399, P. 856 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike set at the intersection of Sunshine Ridge Road (T-156 C) and Reel Ridge Road (T-289); thence with a tie-line, N 11 deg 16 min 56 sec E 1628.05 feet to a spike set in the centerline of Reel Ridge Road and a corner to 31.697 acres of Gary Bruce Cupp and Melissa A. Cupp (D.B. 290, P. 11) and **BEING THE REAL POINT OF BEGINNING**; thence with said Reel Ridge Road for the next five calls, N 33 deg 55 min 21 sec E 75.82 feet to a spike set; thence N 33 deg 16 min 20 sec E 159.83 feet to a spike set; thence N 38 deg 49 min 47 sec E 73.28 feet to a spike set; thence N 53 deg 03 min 53 sec E 119.26 feet to a spike set; thence N 67 deg 23 min 21 sec E 227.85 feet to a 5/8" iron pin set and a corner to 30.20 acres of Daniel F. and Kathy L. Bernard (O.R. 334, P. 782); thence with said Bernard's line for the next two calls, S 13 deg 27 min 08 sec E 701.68 feet to a 5/8" iron pin set; thence S 35 deg 34 min 48 sec E 453.62 feet to a stone found and a corner to the aforementioned Gary Bruce Cupp and Melissa A. Cupp; thence with said Cupp's line for the next two calls, N 50 deg 39 min 54 sec W 1038.74 feet to a stone found; thence S 79 deg 16 min 31 sec W 107.23 feet to the beginning, containing 6.142 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 52 deg 43 min 12 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on October 16, 2012.

filename: loishackworth6142acR



TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
 West Union, Ohio 45693  
 937-544-5262

LOIS HACKWORTH  
 0.230 ACRES

BEING SITUATED IN JEFFERSON TOWNSHIP, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 14350, 14354, 15230 & 15280, BEING PART OF ORIGINAL 93.647 ACRES OWNED BY LOIS HACKWORTH IN O.R. 399 PG. 856 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE SET IN THE CENTERLINE INTERSECTION OF LONG LICK ROAD & SUNSHINE RIDGE ROAD; THENCE WITH THE CENTERLINE OF SUNSHINE RIDGE ROAD N 09°06'44" E A DISTANCE OF 119.90' TO A SPIKE SET; THENCE N 26°06'36" E A DISTANCE OF 109.95' TO A SPIKE SET AND BEING THE TRUE POINT OF BEGINNING OF A NEW 20' WIDE EASEMENT FOR INGRESS AND EGRESS; THENCE WITH SAID CENTERLINE N 00°17'29" W A DISTANCE OF 239.87' TO A 5/8" REBAR SET BEING THE TERMINATION OF SAID EASEMENT AND BEING THE TRUE POINT OF BEGINNING; THENCE N 38°53'31" W A DISTANCE OF 20.00' TO A 5/8" REBAR SET; THENCE N 51°06'29" E A DISTANCE OF 100.00' TO A 5/8" REBAR SET; THENCE S 38°53'31" E A DISTANCE OF 100.00' TO A 5/8" REBAR SET; THENCE S 51°06'29" W A DISTANCE OF 100.00' TO A 5/8" REBAR SET; THENCE N 38°53'31" W A DISTANCE OF 80.00' TO A 5/8" REBAR SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 0.230 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S89DEG 46'57"W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON SEPTEMBER 18, 2012 AS FOUND IN FILE NO. 12-180.

LESS AND EXCEPT

EX 14 13 14 "C" C-4



Lois Ann Hackworth, Et. Al.

Exhibit "C"

8.894 Acres

C-5

Situated in the Township of Green, in the County of Adams, in the State of Ohio And also being a part of V.M.S. No. 15280 and also being a consolidation of the original 8.085 acres and the original 1.625 acres owned by Lois Ann Hackworth, Et. Al. as recorded in O.R. 213, P. 786 and O.R.394 ,P.692 Adams County Deed records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Mouth Hollow Road (T-179 B) and Long Lick Road (T-181 B); thence with a tie-line, N 24 deg 20 min 43 sec E 1240.26 feet to a spike found in the centerline of Long Lick Road and a corner to 2.78 acres, Tract 3 of Daniel and Julie Brock (O.R. 43, P. 112) and also a corner to 180.527 acres of The Nature Conservancy (O.R. 376, P. 568) and **BEING THE REAL POINT OF BEGINNING;** thence with the line of The Nature Conservancy for the next three calls, N 89 deg 54 min 42 sec W 186.48 feet to a stone found; thence N 09 deg 01 min 34 sec W 768.79 feet to a 5/8" iron pin found; thence N 04 deg 44 m in 30 sec E 367.26 feet to a 5/8" iron pin set in said Conservancy's line and a corner to Tract III of the original 42 acres of David Horsley and Lois Hackworth (D.B. 292, P. 577); thence with said Horsley and Hackworth's line, N 89 deg 46 min 57 sec E, passing a 5/8" iron pin set at 327.11 feet, a total distance of 347.11 feet to a spike found and in the centerline of the aforementioned Long Lick Road; thence with the centerline of said Long Lick Road for the next five calls, S 04 deg 51 min 33 sec E 444.49 feet to a spike set; thence S 02 deg 26 min 39 sec E 138.07 feet to a spike set; thence S 03 deg 27 min 03 sec W 135.78 feet to a spike set; thence S 11 deg 03 min 09 sec W 131.19 feet to a spike found; thence S 15 deg 57 min 45 sec W 293.05 feet to the beginning, containing 8.894 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 89 deg 54 min 42 sec W line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on July 14, 2011 and found in File No. A-11-76.

Filename: loisannhackworthetal8894acR





REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

MAY 17 2016

CONVEYANCE FEE 748.00  
TRANSFER FEE 504  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 5-10-16 By: PH  
Par.# 106-15.001  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201600001357  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
05-17-2016 At 01:36 pm.  
DEED 28.00  
OR Book 466 Page 602 - 603

GENERAL WARRANTY DEED, Statutory Form No. 22-S (Reprinted 2/97)

## General Warranty Deed\*

135-05

**HNL COMPANY, An Ohio Partnership**, of Adams County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY, a non-profit Corporation of the District of Columbia**, whose tax-mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following **REAL PROPERTY**:

BEING SITUATED IN THE TOWNSHIP OF TIFFIN, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 2188 & 2285 & BEING THE ALL OF ORIGINAL 69.150 ACRES OWNED BY HNL COMPANY IN O.R.381 PG.673 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE SET IN THE CENTERLINE INTERSECTION OF LAFFERTY ROAD AND SPURGEON HILL ROAD;

THENCE N 52°49'41" E A DISTANCE OF 1744.02' TO A SPIKE SET IN THE CENTERLINE OF SPURGEON HILL ROAD & BEING A CORNER TO 113.909 ACRES OWNED BY DENNIS GENE GUSTIN ET.UX. IN O.R.179 PG.277 AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID CENTERLINE THENCE N 59°03'08" E A DISTANCE OF 38.19' TO A SPIKE FOUND;

THENCE N 51°18'59" E A DISTANCE OF 122.33' TO A SPIKE FOUND;

THENCE N 44°04'30" E A DISTANCE OF 217.11' TO A SPIKE FOUND;

THENCE N 36°09'29" E A DISTANCE OF 123.14' TO A SPIKE FOUND;

THENCE N 20°43'10" E A DISTANCE OF 98.07' TO A SPIKE FOUND;

THENCE N 14°43'36" E A DISTANCE OF 198.61' TO A SPIKE FOUND;

THENCE N 12°16'08" E A DISTANCE OF 180.06' TO A SPIKE FOUND;

THENCE N 06°22'51" E A DISTANCE OF 129.83' TO A SPIKE FOUND;

THENCE N 01°33'19" E A DISTANCE OF 190.59' TO A SPIKE FOUND;

THENCE N 03°16'57" E A DISTANCE OF 152.43' TO A SPIKE FOUND;

THENCE N 02°53'18" W A DISTANCE OF 118.96' TO A SPIKE FOUND;

THENCE N 11°28'36" W A DISTANCE OF 118.72' TO A SPIKE FOUND;

*Corner*  
THENCE N 11°22'38" W A DISTANCE OF 101.69' TO A SPIKE FOUND BEING A CORNER TO 9.212 ACRES OWNED BY PETER E. KACZMAROWSKI IN O.R.307 PG.764;

THENCE WITH SAID KACZMAROWSKI N 84°34'53" E A DISTANCE OF 427.74' TO A 5/8" REBAR FOUND BEING A CORNER TO ORIGINAL 23.25 ACRES OWNED BY LONNIE G. & RUTH ANN MOORE IN D.B.272 PG.759;

THENCE WITH SAID MOORE N 83°59'20" E PASSING A 5/8" REBAR SET AT 636.62' FOR A TOTAL DISTANCE OF 666.46' TO A POINT IN CREEK;

THENCE WITH SAID BRUSH CREEK S 24°16'50" E A DISTANCE OF 97.03' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 27°32'52" W A DISTANCE OF 100.00';

THENCE S 19°44'00" E A DISTANCE OF 544.17' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 69°06'16" W A DISTANCE OF 61.09';

THENCE S 07°49'51" E A DISTANCE OF 335.25' TO A POINT IN CREEK WHICH



IS REFERENCED BY A 5/8" REBAR SET AT S 72°49'55" W A DISTANCE OF 75.00';

THENCE S 14°21'37" E A DISTANCE OF 370.42' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 80°36'10" W A DISTANCE OF 68.57';

THENCE S 00°54'44" W A DISTANCE OF 414.77' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 46°59'37" W A DISTANCE OF 67.44';

THENCE S 17°10'43" W A DISTANCE OF 165.98' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT N 75°17'16" W A DISTANCE OF 75.00';

THENCE S 01°12'49" W A DISTANCE OF 268.15' TO A POINT IN CREEK BEING A CORNER TO AFOREMENTIONED GUSTIN;

THENCE WITH SAID GUSTIN S 83°36'41" W PASSING A 5/8" REBAR SET AT 65.80' FOR A TOTAL DISTANCE OF 1044.29' TO A 5/8" REBAR FOUND;

THENCE N 57°04'11" W A DISTANCE OF 958.76' TO A SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, **CONTAINING 69.147 ACRES**, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD. BEARINGS ARE BASED UPON THE N 78°39'12" E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON APRIL 26, 2016 AS FOUND IN FILE NO. 08-092.

**Permanent Parcel No(s):** 106-00-00-015.001

**Prior Instrument Reference:** O.R. 440 Page 439 of the Deed Records of Adams County, Ohio.

Witness its hand(s) this 17th day of May, 2016  
Signed and acknowledged in presence of:

**HNL COMPANY**

  
By: John H. Condon  
General Partner

\_\_\_\_\_  
**Print Name** \_\_\_\_\_

\_\_\_\_\_  
**Print Name** \_\_\_\_\_

State of Ohio                      County of Adams                      ss.

**BE IT REMEMBERED**, That on this 17th day of May, 2016, before me, the subscriber, a notary public in and for said state, personally came, HNL COMPANY, an Ohio Partnership, by John H. Condon, General Partner the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

Ch HNL-TNCCFD2

This instrument was prepared by

\_\_\_\_\_  
Notary public  
*My Comm. expires 10/10/17 has no*  
**FOSTER LAW OFFICE**  
Alan W. Foster  
Attorney at Law  
228 N. Market Street  
West Union OH 45693

*Expiration date*



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPILED WITH SECTION 319.202 O.R.C  
EXEMPT \_\_\_\_\_

APR 27 2011

APR 27 2011  
Adams County, OH  
Date: 4/26/11 MS  
Par. # 178-7  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

CONVEYANCE FEE 563.90  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

20110001285  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-27-2011 At 10:37 am.  
DEED 28.00  
OR Book 375 Page 486 - 487

Parcel Nos.: 178-00-00-007-000. & ~~178-00-00-007-001~~. #666  
File No.: 1100008-1

### GENERAL WARRANTY DEED

Clinton G. Kinhalt, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

More commonly known as: 3129 Blue Creek Road  
Stout, OH 45684

Prior Deed Reference: Official Record Book 35, Page 344  
Auditor's Parcel Nos: 178-00-00-007-000 & ~~178-00-00-007-001~~ #666

Executed this 27<sup>th</sup> day of April, 2011.

Clinton G. Kinhalt  
Clinton G. Kinhalt

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 27<sup>th</sup> day of April, 2011 by Clinton G. Kinhalt, Grantor herein.



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 C.R.C.

Michael C. Fletcher  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

**EXHIBIT "A"**

**Parcel I:**

Being situated in the Township of Green, County of Adams and State of Ohio and also being a part of VMS No. 3669 and 15337 and being part of original 110.15 acres in O.R. 035, Page 334 owned by Clinton G. Kinhalt, and being described as follows:

Beginning at a reference spike found in the intersection of South Down Road T-180 and Blue Creek Road C-18B; thence North 04° 08' 11" East a distance of 645.32 feet to a spike found being a corner to 18 acres owned by Gregory & Kristina Rideout in D.B. 306, Page 771 and being in the centerline of Blue Creek Road and being the True Point of Beginning; thence with said Rideout North 83° 35' 10" West a distance of 263.81 feet to a 5/8" rebar found being a corner to 54.100 acres owned by Carol Moore, et al. in O.R. 261, Page 491; thence with said Moore North 05° 50' 50" East a distance of 632.20 feet to a 5/8" rebar set; thence North 67° 51' 49" West a distance of 974.24 feet to a 5/8" rebar found being a corner to Francis Ladd in O.R. 297, Page 715; thence with said Ladd North 08° 07' 30" East a distance of 279.91 feet to a 5/8" rebar found; thence North 62° 18' 50" East a distance of 1025.06 feet to a 5/8" rebar set; thence with twenty-one division lines through original 110.15 acres South 04° 32' 03" East a distance of 204.80 feet to a 5/8" rebar set; thence South 1° 02' 33" East a distance of 88.96 feet to a 5/8" rebar set; thence South 08° 25' 33" East a distance of 228.47 feet to a 5/8" rebar set; thence South 08° 27' 43" East a distance of 153.79 feet to a 5/8" rebar set; thence South 82° 19' 12" East a distance of 84.43 feet to a spike set in said centerline; thence South 57° 32' 30" East a distance of 24.12 feet to a point in creek; thence North 32° 47' 45" East a distance of 173.75 feet to a point in creek; thence North 53° 53' 27" East a distance of 69.16 feet to a point in creek; thence North 21° 31' 27" East a distance of 81.94 feet to a point in creek; thence North 04° 01' 46" East a distance of 201.73 feet to a point in creek; thence North 61° 37' 19" East a distance of 88.28 feet to a point in creek; thence North 19° 36° 56" East a distance of 41.75 feet to a point in creek; thence North 20° 31' 25" West a distance of 70.00 feet to a point in creek; thence North 24° 47' 43" East a distance of 91.56 feet to a point in creek; thence North 12° 03' 45" East a distance of 75.53 feet to a point in creek; thence North 14° 27' 10" West a distance of 76.49 feet to a point in creek; thence North 86° 20' 45" West a distance of 52.10 feet to a spike set in said centerline; thence North 86° 20' 45" West a distance of 136.74 feet to a 5/8" rebar set; thence South 11° 27' 24" West a distance of 177.07 feet to a 5/8" rebar set; thence North 63° 14' 54" West a distance of 95.06 feet to a 5/8" rebar set; thence North 75° 15' 11" West a distance of 77.49 feet to a 5/8" rebar found being a corner to aforementioned Ladd; thence North 18° 21' 56" East a distance of 166.37 feet to a 5/8" rebar found being a corner to 10.000 acres owned by Francis Ladd in O.R. 307, Page 785; thence with said Ladd South 87° 13' 24" East a distance of 150.77 feet to a 5/8" rebar found being a corner to 1.35 acres owned by Helen L. Howard in O.R. 239, Page 540; thence with said Howard South 86° 20' 45" East a distance of 127.90 feet to a spike set in said centerline and being a corner to original 27 acres owned by Jack and Roxanna McCoy in O.R. 038, Page 869; thence with said McCoy South 86° 20' 45" East a distance of 1434.40 feet to a stone found being in the line of original 114.14 acres owned by Michael L. and Karen A. Luman in O.R. 272, Page 680; thence with said Luman South 11° 17' 16" West a distance of 728.24 feet to a stone found; thence South 58° 28' 56" East a distance of 491.04 feet to a 5/8" rebar found being a corner to 12.877 acres owned by Karl A. and Mary J. Hunley in D.B. 271, Page 110; thence with said Hunley South 05° 40' 15" West a distance of 1121.72 feet to a stone found; thence North 80° 54' 02" West a distance of 205.41 feet to a 5/8" rebar found being a corner to 20.005 acres owned by David and Carmen Pemberton in O.R. 173, Page 468; thence with said Pemberton North 84° 02' 38" West a distance of 1277.46 feet to a pipe found; thence South 29° 08' 42" East a distance of 188.62 feet to a 5/8" rebar found; thence South 71° 05' 18" West a distance of 396.00 feet to a 5/8" rebar set being a corner to aforementioned Rideout; thence with said Rideout and the centerline of creek North 07° 44' 27" West a distance of 333.32 feet to a 5/8" rebar set; thence North 83° 35' 10" West a distance of 64.75 feet to a spike found, which is the True Point of Beginning. Containing 102.482 acres, more or less, and being subject to all legal right of ways, easements and restrictions of record.

Save and Except 1.791 acres Land Contract to Dennis and Tawna Nesbitt in O.R. 374, Page 717, thereby conveying a total of 100.691 acres.

Bearings are based upon the South 11° 17' 16" West line.

An actual field survey was performed under the supervision of Ty R. Fell, Registered Land Surveyor No. 7524, on February 14, 2011 as found in File No. 11-027.

**Parcel II:**

Together with an access easement set forth in Official Record 374, Page 717 of the Recorder's Records of Adams County, Ohio.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT \_\_\_\_\_

JUL 05 2012

CONVEYANCE FEE 583.60  
TRANSFER FEE 30  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Parcel No.: 164-00-00-020.000  
File No.: 12Q0038-1

201200002065  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
07-05-2012 At 09:00 AM.  
DEED 44.00  
OR Book 397 Page 585 - 588

## GENERAL WARRANTY DEED

**Roderick Sommer and Sandra Sommer**, Husband and Wife, **R. Karsten Sommer**, a married man whose wife is **Stephanie Sommer** and **Kristofer J. Sommer**, a married man whose wife is **Jacquelyn Sommer**, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property Together with



### Access Easement:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

*The access easement granted herein is for the purpose of ingress and egress to and from the property conveyed to Grantee herein to Moon Hollow Road. The easement is not to be used for parking purposes and is to be kept free and clear at all times for the flow of vehicular and pedestrian traffic. The easement area is to be maintained by Grantor herein in the same or comparable condition as it is at the date of this conveyance. In the event the Grantor fails to maintain the easement area in the standard set forth herein, Grantee, at its sole option and expense, may improve the easement area.*

Prior Deed Reference: Official Record Book 277, Page 308  
Auditor's Parcel No.: 164-00-00-020.000

Executed this 3<sup>rd</sup> day of July, 2012 by Roderick Sommer and Sandra Sommer.

  
Roderick Sommer  
  
Sandra Sommer

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a Notary Public, and for said state this 3<sup>rd</sup> day of July, 2012 by Roderick Sommer and Sandra Sommer Grantors herein.



  
Notary Public

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

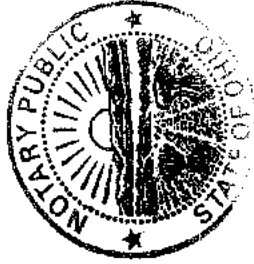


Executed this 2 day of July, 2012 by R. Karsten Sommer and Stephanie Sommer, his wife who hereby executes this instrument for the sole purpose of releasing her dower interest therein.

R. Karsten Sommer  
R. Karsten Sommer  
Stephanie Sommer  
Stephanie Sommer

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 2 day of July, 2012 by R. Karsten Sommer and Stephanie Sommer, Grantors herein.



Lisha R. Chambers  
LISHA R. CHAMBERS  
Notary Public, State of Ohio  
My Commission Expires  
April 20, 2013  
Notary Public

Executed this 2 day of July, 2012 by Kristofer J. Sommer and Jacquelyn Sommer, his wife who hereby executes this instrument for the sole purpose of releasing her dower interest therein.

Kristofer J. Sommer  
Kristofer J. Sommer  
Jacquelyn Sommer  
Jacquelyn Sommer

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 2 day of July, 2012 by Kristofer J. Sommer and Jacquelyn Sommer, Grantors herein.



Lisha R. Chambers  
LISHA R. CHAMBERS  
Notary Public, State of Ohio  
My Commission Expires  
April 20, 2013  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

EXHIBIT A

Roderick Sommer, Et. Al.

Tract No. 1    112.021    Acres

Situated in the Township of Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 3669 and also being a consolidation of the remaining acreage of Tract One of the original 65.7 acres and Tract Two of the original 50 acres owned by Roderick Sommer, Et. Al. as recorded in O.R. 277, P. 308 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike set at the intersection of Moon Hollow Road (T-145) and Blue Creek Road (C-18 C); thence with a tie-line, S 66 deg 20 min 41 sec W 1476.17 feet to a spike found in the centerline of Blue Creek Road and in the line of 53.68 acres of Patricia Groves (O.R. 203, P. 069) and **BEING THE REAL POINT OF BEGINNING**; thence with said Groves' line and with the line of the original 61.233 acres of Richard A., Jr. and Darlene Rhodes (O.R. 95, P. 118), S 78 deg 34 min 16 sec E 1347.74 feet to a 5/8" iron pin set; thence with two division lines through the original 65.7 acres and the original 50 acres, S 12 deg 27 min 05 sec W 480.08 feet to a 5/8" iron pin set; thence S 78 deg 34 min 16 sec E, passing a 5/8" iron pin set at 80.62 feet; a total distance of 453.75 feet to a 5/8" iron pin set and in the line of 93.380 acres The Nature Conservancy (O.R. 393, P. 333); thence with said Conservancy's line, S 12 deg 27 min 05 sec W 1848.41 feet to a 3/4" iron pin found and a corner to 101.513 acres of James A. Fenstermaker (O.R. 313, P. 514) and a corner to 70.381 acres of Craig and Debra Henkener (O.R. 70, P. 586); thence with said Henkener's line, N 73 deg 53 min 53 sec W 1659.23 feet to a 5/8" iron pin found and a corner to the original 125 acres of Ralph Self, Sr. (O.R. 388, P. 501); thence with said Self's line, N 75 deg 05 min 25 sec W 616.49 feet to a 5/8" iron pin found and a corner to Tract 2 19.491 acres of Joan Siegel (D.B. 251, P. 579); thence with said Siegel's line, N 09 deg 31 min 00 sec E, passing a 5/8" iron pin found at 1703.79 feet, a total distance of 1736.63 feet to a spike found and in the centerline of the aforementioned Blue Creek Road; thence with the centerline of said Blue Creek Road for the next seven calls, N 71 deg 17 min 29 sec E 118.95 feet to a spike found; thence N 62 deg 56 min 07 sec E 83.88 feet to a spike found; thence N 51 deg 12 min 59 sec E 125.65 feet to a spike found; thence N 60 deg 33 min 27 sec E 90.05 feet to a spike found; thence N 69 deg 14 min 50 sec E 107.98 feet to a spike found; thence N 69 deg 29 min 07 sec E 133.98 feet to a spike found; thence N 67 deg 11 min 05 sec E 54.56 feet to the beginning, containing 112.021 Acres more or less and being subject to all legal right of ways, easements and restrictions of record.

Together with the following 20 feet access easement described as follows:

a 20 feet wide easement hereby granted and further described as beginning at a reference point at a spike set at the intersection of Blue Creek Road and Moon Hollow Road; thence with a tie-line, S 21 deg 22 min 58 sec E 1009.54 feet to a spike set in the centerline of said Moon Hollow Road and in the line of the original 61.233 acres of Richard A., Jr. and Darlene Rhodes (O. R. 95, P. 118) and **BEING THE REAL POINT OF BEGINNING**; thence with the centerline of said 20 feet wide easement for the next nine calls, S 44 deg 05 min 51 sec W 10.60 feet to a

spike set; thence S 28 deg 22 min 26 sec W 89.08 feet to a spike set; thence S 22 deg 06 min 08 sec W 92.36 feet to a spike set; thence S 35 deg 28 min 52 sec W 57.13 feet to a spike set; thence S 55 deg 09 min 16 sec W 61.38 feet to a spike set; thence S 66 deg 08 min 18 sec W 133.49 feet to a spike set; thence S 81 deg 55 min 36 sec W 54.33 feet to a spike set; thence S 43 deg 06 min 02 sec W 85.08 feet to a spike set; thence S 54 deg 12 min 05 sec W 42.13 feet to a spike set in the centerline of said 20 feet wide easement at its south termination and said 20 feet wide easement is to be used by grantors and grantees for ingress and egress to and from Moon Hollow Road (T-415). Bearings are based upon the S 78 deg 34 min 16 sec E line.

The above survey was performed under the supervision of Ty R. Peil, Registered Land Surveyor No. 7524 on June 20, 2012 and found in File No. A-12-53.

Filename: rodericksommeretal1112021acR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 7.5.12 By: AS  
Par. #: 164-Plan 20  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-21-16 By: DD  
Par.# 186-00-036  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

SEP 21 2013

CONVEYANCE FEE 7147.90  
TRANSFER FEE 500  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201600002731  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-21-2016 At 03:32 pm.  
DEED 36.00  
OR Book 473 Page 82 - 84

Parcel No.: 186-00-00-036.000  
File No.: 16Q0019-1

## GENERAL WARRANTY DEED

William J. Twarogowski, Widower and Unremarried, for valuable consideration paid, grants and conveys with general warranty covenants, to **The Nature Conservancy**, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described **Real Property**:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

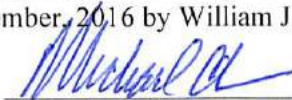
Prior Deed Reference: Official Record 202, Page 338 and  
Official Record 423, Page 74

Executed this 19<sup>th</sup> day of September, 2016.

  
William J. Twarogowski

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me a notary public in and for said county and state this 19<sup>th</sup> day of September, 2016 by William J. Twarogowski.

  
Notary Public



This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C



## TY R. PELL & ASSOCIATES



### PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

MARION KAY LOCKHART TWAROGOWSKI & WILLIAM J. TWAROGOWSKI  
10.561 ACRES

BEING SITUATED IN THE TOWNSHIP OF GREEN, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 491 & BEING PART OF ORIGINAL 13.06 ACRES OWNED BY MARION KAY LOCKHART TWAROGOWSKI & WILLIAM J. TWAROGOWSKI IN D.B.202 PG.338 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE OF BLUE CREEK - ROME ROAD;

THENCE N 85°59'36" W A DISTANCE OF 9863.11' TO A SPIKE SET IN THE CENTERLINE OF U.S. ROUTE 52 AND BEING A CORNER TO 4.454 ACRES OWNED BY RALPH E. GAFFIN IN O.R.012 PG.549 & O.R.109 PG.608;

THENCE WITH SAID CENTERLINE S 79°13'41" W A DISTANCE OF 303.97' TO A SPIKE SET AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID CENTERLINE S 79°26'46" W A DISTANCE OF 487.35' TO A SPIKE SET;

THENCE S 80°41'36" W A DISTANCE OF 109.69' TO A SPIKE SET;

THENCE S 84°28'49" W A DISTANCE OF 154.70' TO A SPIKE SET BEING A CORNER TO ORIGINAL 500 ACRES T-1 OWNED BY MARY GAFFIN ET.AL. IN O.R..193 PG.524;

THENCE WITH SAID GAFFIN N 12°06'45" W A DISTANCE OF 347.77' TO A 5/8" REBAR SET;

THENCE N 14°35'15" E A DISTANCE OF 243.50' TO A 5/8" REBAR SET;

THENCE N 73°01'15" E A DISTANCE OF 452.95' TO A 5/8" REBAR SET;

THENCE S 82°30'45" E A DISTANCE OF 366.98' TO A 5/8" REBAR SET;

THENCE WITH TWO DIVISION LINES S 17°31'18" W A DISTANCE OF 409.63' TO A 5/8" REBAR SET;

THENCE S 28°13'33" E A DISTANCE OF 167.54' TO A SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 10.561 ACRES, MORE OR LESS,

AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS  
OF RECORD.

BEARINGS ARE BASED UPON THE N 46°22'35" E BEARING

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R.  
PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 7, 2016 AS FOUND IN  
FILE NO. 16-097.





108

## General Warranty Deed\*

DONALD C. HALCOMB AND WILMA HALCOMB

Husband and wife, of \_\_\_\_\_ County,

for valuable consideration paid, grant(s) with general warranty covenants, to

THE NATURE CONSERVANCY, a non-profit corporation of, whose tax-mailing address is the District of Columbia.

1504 West 1st Avenue, Columbus, Ohio 43212

the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek.

In Military Survey #14765.

BEGINNING at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall an a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of an existing 50 feet wide right of way hereby granted; thence with said centerline for the next seven calls, N 36 deg 50 min E a distance of 58.84 feet to an iron pin; thence N 1 deg 53 min E a distance of 81.74 feet to an iron pin; thence N 21 deg 56 min E a distance of 171.66 feet to an iron pin; thence N 74 deg 06 min E a distance of 100.65 feet to an iron pin; thence N 38 deg 29 min W a distance of 151.06 feet to an iron pin; thence N 11 deg 53 min E a distance of 105.61 feet to an iron pin; thence N 9 deg 34 min W a distance of 163.71 feet to an iron pin in said centerline and being the real point of beginning; thence with the centerline of said 50 feet wide right of way for the next seven calls, N 9 deg 34 min W a distance of 10.00 feet to an iron pin; thence N 31 deg 47 min E a distance of 81.87 feet to an iron pin; thence N 57 deg 41 min E a distance of 217.86 feet to an iron pin; thence N 31 deg 05 min E a distance of 220.81 feet to an iron pin; thence N 59 deg 33 min E a distance of 178.10 feet to an iron pin; thence N 39 deg 09 min E a distance of 84.83 feet to an iron pin; thence N 84 deg 57 min E a distance of 118.75 feet to an iron pin in said centerline; thence with a division line through the original 363.91 acres, S 20 deg 28 min E, passing an iron pin at 25.93 feet and at 253.63 feet, a distance of \*cont'd on

Prior Instrument Reference: Volume 278 Page 106 of the Deed Records of Adams County, Ohio. Donald C. & Wilma Halcomb, \_\_\_\_\_ wife (husband) of the

Grantor, releases all rights of dower therein. Witness their hand(s) this \_\_\_\_\_ day of March, 19 88

Signed and acknowledged in presence of:

  
DONALD C. HALCOMB  
WILMA HALCOMBState of ~~Ohio~~ KENTUCKYCounty of Whitley ss.

BE IT REMEMBERED, That on this 16<sup>th</sup> day of March, 1988, before me, the subscriber, a notary public \_\_\_\_\_ in and for said state, personally came,

Donald C. Halcomb and Wilma Halcomb his wife \_\_\_\_\_ the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

My Commission expires 12-15-90

  
notary public State of KentuckyThis instrument was prepared by Castor & Foster, Attorneys at Law, West Union, OH

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

\*continuation of legal description

278.75 feet to an iron pin in the centerline of another 50 feet wide right of way hereby granted to Cline Road; thence with said centerline for the next five calls, S 75 deg 14 min W a distance of 106.79 feet to an iron pin; thence S 49 deg 58 min W a distance of 120.69 feet to an iron pin; thence S 16 deg 57 min W a distance of 109.55 feet to an iron pin; thence S 37 deg 14 min W a distance of 179.94 feet to an iron pin; thence S 6 deg 40 min W a distance of 125.46 feet to an iron pin in said centerline; thence with a division line through the original 363.91 acres, N 65 deg 35 min W, passing an iron pin at 25.06 feet and at 422.22 feet, a distance of 452.38 feet to the beginning, CONTAINING 5.63 ACRES of land, more or less, part of the original 363.91 acres of the premises transferred to James Ditmer, et al, in Volume 248, page 783, subject to all legal highways and easements and subject to the above two mentioned rights of ways to be used by grantor and grantee for ingress and egress. Surveyed: Keith C. Swearingen, 6215, West Union, Ohio, July 9, 1980.

Approved For Transfer

*A. H. Swearingen*

D. HANSON

MAR 25 1988

#21659

TRANSFERRED 3/25/1988  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 58¢

This Conveyance has been properly filed and the Grantor has complied with Section 513.212 of the Revised Code.  
FEE \$ 5.50  
EXEMPT  
Wm. J. Stone, County Auditor

3722

# General Warranty Deed

FROM

DONALD & WILMA HALCOMB

TO

THE NATURE CONSERVANCY

ADAMS COUNTY  
RECORDER  
REC'D - FEE \$ 10.00  
1988 MAR 28 AM 9:31  
RECORDED 108  
VOL 278 PAGE 108  
BILL McHEARN

~~DEED~~  
out

## WARRANTY DEED

The Nature Conservancy, a non-profit corporation of the District of Columbia ("Grantor"), for valuable consideration paid to it, grants, with general warranty covenants, to Michael July ("Grantee"), whose tax mailing address is 630 7<sup>th</sup> Street, Portsmouth, Ohio 45662, the real property situated in Adams County, Ohio which is legally described in Exhibit A attached hereto and incorporated herein by reference ("Property").

Prior instrument reference: OR 115 Page 177 of the Deed Records of Adams County, Ohio.

Grantor reserves a perpetual, twenty (20) foot wide easement as legally described in Exhibit A for ingress and egress to the Benefited Property described below. Such easement shall be used only by Grantor, Grantor's successors and assigns and their employees and agents and shall not be used for access by the general public to the Benefited Property. Grantee may install a gate across the easement so long as Grantor is provided with access through the gate.

This conveyance is also made subject to the express condition and restriction that the Property shall be subject to the following restrictions on its use:

1. Residential Use. The Property shall be used exclusively for residential purposes. No more than one single family residence, one barn, and normal associated outbuildings (such as garages or tool sheds) may be constructed or maintained on the Property. No mobile home shall be permitted.
2. Subdivision. The Property may not be divided, partitioned, subdivided or conveyed except in its current configuration as an entity.
3. Mining. There shall be no mining, drilling, exploring for or removal of minerals for the Property.
4. Dumping/Hazardous Waste. There shall be no dumping of trash, non-compostable garbage, hazardous or toxic substances or other unsightly or offensive material on the Property. There shall be no manufacture, release, or disposal of any hazardous or toxic substance, material or waste, within the meaning of any applicable environmental statute or ordinance or regulation, on the Property.
5. Animals. There shall be no feed lots permitted on the Property.



EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 14206, 15548, and 15581, and also a part of the Original 54.26 Acres owned by The Nature Conservancy as recorded in O. R. 115, page 177 Adams County Deed Records and being bounded and described as follows:

Beginning at a reference point at a spike (found) in the centerline of Cole Road (C-50) and also a corner to 7.112 acres of Steven T. Hermann, Et.Ux. (O. R. 028, page 827) (POINT A); thence continuing said Hermanns' line and also with the line of 5.000 acres of Kenneth Rigney, Et. Ux. (O.R. 113, page 621) and also with the line of 5.000 acres of Robert Gene Chandler, Et. Ux. (O.R. 070, page 532) and also with the line of 10.000 acres of Gary L. Abner, Et. Ux. (O.R. 111, page 328), N 31 deg 11 min 06 sec W passing a 5/8" rebar (found) at 401.18 feet a total distance of 1363.65 feet to a 5/8" rebar (found) at a corner to 46.165 acres of Deca Management (O. R. 089, page 596) and also a corner to said Abner (POINT B); thence with said Deca Management's line, N 31 deg 11 min 06 sec W 412.34 feet to a 5/8" rebar (set) in the line of said Deca Management (POINT C) and also BEING THE REAL POINT OF BEGINNING; thence continuing with seven division lines through the Original 54.26 Acres, S 82 deg 02 min 36 sec W 170.65 feet to a 5/8" rebar (set) (POINT D); thence N 78 deg 42 min 01 sec W 118.21 feet to a 5/8" rebar (set) (POINT E); thence S 25 deg 34 min 41 sec W 652.54 feet to a 5/8" rebar (set); thence N 70 deg 44 min 15 sec W 159.26 feet to a 5/8" rebar (set); thence N 12 deg 52 min 19 sec E 255.99 feet to a 5/8" rebar (set); thence N 32 deg 44 min 59 sec E 375.47 feet to a 5/8" rebar (set) (POINT F); thence N 24 deg 10 min 37 sec E 456.88 feet to a 5/8" rebar (set) in the line of the aforementioned Deca Management; thence continuing with said Deca Management's line, S 31 deg 11 min 06 sec E 520.92 feet to the beginning, containing, 5.185 acres, more or less, and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 31 deg 11 min 06 sec W line.

TOGETHER WITH an easement for ingress and egress to and from Cole Road over and across a twenty foot wide strip of land lying adjacent to and westerly and southerly of a line extending from POINT A to POINT B (N 31 deg 11 min 06 sec W 1363.65 feet), POINT B to POINT C (N 31 deg 11 min 06 sec W 412.34 feet, POINT C to POINT D (S 82 deg 02 min 36 sec W 170.65 feet), POINT D to POINT E (N 78 deg 42 min 01 sec W 118.21 feet) as such points are described above.

AND SUBJECT TO an easement reserved by Grantor for ingress and egress to and from the Benefited Property over and across a twenty foot wide strip of land lying adjacent to and southerly of a line extending from POINT E to POINT F (N 80 deg 19 min 49 sec W 174.40 feet) as such points are described above.

The above survey was performed under the supervision of Ty R. Pell,  
Registered Land Surveyor No. 7524, on February 15, 2001 and found in File No. 01-007.

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JUN 13 2001

CONVEYANCE FEE  
TRANSFER FEE

32.00  
CARROLLE E. NEWMAN  
ADAMS COUNTY AUDITOR

FOR TRANSFER  
DATE 06-07-01

RL

95-11044



**EXHIBIT B**  
**LEGAL DESCRIPTION OF THE BENEFITED PROPERTY**

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 14206, 15548, and 15581, and being the Original 54.26 Acres owned by The Nature Conservancy as recorded in O. R. 115, page 177 Adams County Deed Records, EXCEPT the 5.185 acre tract described in Exhibit A to this warranty deed.



2809

## General Warranty Deed\*

WILLIAM R. HALL and LURLENE HALL  
Husband and Wife , of Adams County,

for valuable consideration paid, grant(s) with general warranty covenants, to

THE NATURE CONSERVANCY, a non-profit corporation, whose tax-mailing address is  
of the District of Columbia,

1504 West 1st Avenue, Columbus, Ohio 43212

the following REAL PROPERTY: Situated in the County of

Adams

of Ohio and in the Township of Brush Creek :

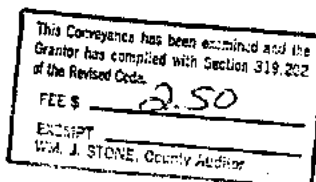
ADAMS COUNTY  
RECORDER  
REC'D - FEES 12.00  
1987 DEC - 1 PM 2:59  
RECORDED  
VOL. 276 PAGE 697  
BILL McHENRY

Military Survey 14495

BEGINNING at a stone in the north line of the original 71-1/2 acres of which this was a part and a corner to the property of the Nature Conservancy; thence with a division line through the original 71-1/2 acres, S 7 deg 19 min W a distance of 271.94 feet to a spike in the centerline of Cline Road; thence with said centerline for the next four calls, N 48 deg 05 min W a distance of 145.29 feet to a spike; thence N 68 deg 46 min W a distance of 194.62 feet to a spike; thence N 67 deg 41 min W a distance of 267.16 feet to a spike; thence N 69 deg 29 min W a distance of 247.02 feet to a spike in said centerline and in the line of Janet E. Boland; thence with said Boland's line, N 17 deg 38 min W a distance of 50.37 feet to a post in the line of the aforementioned property of the Nature Conservancy; thence with a line of said property, S 80 deg 42 min E a distance of 828.83 feet to the beginning CONTAINING 2.51 ACRES more or less, being a part of the original 71-1/2 acres of the premises transferred to William R. Hall in Volume 169, page 535 and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in January, 1979.

TRANSFERRED 12-1-87  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE \$09



Approved For Transfer  
S. H. Wallingford  
Adams County Engineer  
R. Davis  
15735

Prior Instrument Reference: Volume 169 Page 535 of the Deed Records of Adams County, Ohio. William R. Hall and Lurlene Hall

Grantor, releases all rights of dower therein. Witness their hand(s) this 1st day of December, 19 87

Signed and acknowledged in presence of:

James W. Dittmer

WILLIAM R. HALL  
  
LURLENE HALL

Robert D. Castor

State of Ohio

County of Adams ss.

BE IT REMEMBERED, That on this 1st day of December, 19 87, before me, in and for said state, personally came, the subscriber, a notary public, William R. & Lurlene Hall, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

ROBERT D. CASTOR, Attorney at Law  
History People - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

This instrument was prepared by Castor & Foster, Attorneys at Law  
228 N. Market St., West Union, Ohio

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

697

APR 17 2006 B3

AMT 9200.00  
TEDDY L. WHEELER  
PIKE COUNTY AUDITOR

Instrument Volume Page  
200600001603 OR 240 1153  
200600001603  
Filed for Record in  
PIKE COUNTY OHIO  
JOYCE LEETH  
04-24-2006 At 01:38 pm.  
WRTY DEED 28.00  
OR Volume 240 Page 1153 - 1154

GENERAL WARRANTY DEED, Statutory Form No. 22-S (Reprinted 2/97)

## General Warranty Deed\*

ADAM C. HARVEY and BRENDA M. HARVEY<sup>1</sup>, husband and wife of \_\_\_\_\_ County, Ohio for valuable consideration paid, grant(s) with general warranty

covenants, to **THE NATURE CONSERVANCY, a non-profit corporation of the District of**

**Columbia**, whose tax-mailing address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia

22203-1606, the following **REAL PROPERTY**:<sup>2</sup>

Being situated in Shelton's Military Survey No. 9661 and C. Wallace's Military Survey No. 10527, in the Township of Mifflin, in the County of Pike, in the State of Ohio, and bounded and described as follows:

Beginning at a reference point at a spike (set) at the intersection of State Route No 124 and Dogwood Lane No. T-202; thence in a westerly direction with said Dogwood Lane a distance of 1938.46 feet to a spike (set) in the centerline of said Dogwood Lane at its intersection with the centerline of an existing right of way to the below described 99.216 acres; thence with the centerline of said right of way for the next eleven calls, S 29 deg 30 min 06 sec W a distance of 476.23 feet to a spike (set); thence S 44 deg 07 min 16 sec W a distance of 95.93 feet to a spike (set); thence S 49 deg 33 min 41 sec W a distance of 532.09 feet to a spike (set); thence S 17 deg 42 min 06 sec W a distance of 104.07 feet to a spike (set); thence S 0 deg 58 min 39 sec E a distance of 161.49 feet to a spike (set); thence S 18 deg 30 min 41 sec W a distance of 102.53 feet to a spike (set); thence S 11 deg 39 min 04 sec E a distance of 93.42 feet to a spike (set); thence S 53 deg 10 min 19 sec E a distance of 163.67 feet to a spike (set); thence S 43 deg 13 min 29 sec E a distance of 110.49 feet to a spike (set); thence S 70 deg 50 min 55 sec E a distance of 124.94 feet to a spike (set); thence S 24 deg 13 min 55 sec E a distance of 29.24 feet to a spike (set) in the centerline of the existing right of way at its intersection with the north line of the below described 99.216 acres and in the line of a 73.85 acres of Ronald E. and Shirley N. Scowden as recorded in Volume 210, page 893 and being the real point of beginning; thence with said Scowden's line, S 87 deg 30 min 56 sec E a distance of 371.61 feet to an iron pin (set) and a corner to a 21.16 acres of Sam Horton as recorded in Volume 208, page 343; thence with said Horton's line, S 86 deg 42 min 13 sec E a distance of 584.37 feet to an iron pin (set) by a maple and in the line of a 95 acres of Earl Smith and Eugene Hopkins as recorded in Volume 166, page 599; thence with said Smith and Hopkins' line, S 16 deg 36 min 24 sec W a distance of 2529.56 feet to an iron pin (set) south of a small creek and a corner to a 116.50 acres of Clara P. Kessler as recorded in Volume 207, Page 764; thence with four lines of said Kessler, N 69 deg 09 min 39 sec W a distance of 363.00 feet to an iron pin (set); thence N 74 deg 24 min 15 sec W a distance of 313.83 feet to an iron pin (set); thence N 1 deg 29 min 57 sec E a distance of 119.12 feet to an iron pin (set); thence N 75 deg 44 min 54 sec W a distance of 975.09 feet to an iron pin (set) in the line of a 41.20 acres of Kevin A. and Charlotte S. Murphy as recorded in Volume 339, page 92; thence with said Murphy's line, N 1 deg 41 min 47 sec E a distance of 1010.90 feet to an iron pin (found) and a corner to a 37.890 acres of Frank and Mildred Green as recorded in Volume 342, page 837; thence with two lines of said Greens, N 2 deg 55 min 57 sec E a distance of 991.20 feet to an iron pin (found); thence S 88 deg 28 min 47 sec E a distance of 368.26 feet to an iron pin (found) and a corner to the aforementioned 73.85 acres of Ronald E. and Shirley N. Scowden; thence with said Scowden's line S 87 deg 30 min 56 sec E a distance of 915.14 feet to the beginning, **CONTAINING 99.216 ACRES**, more or less, being a corrected description of the original 94 acres of the premises transferred to John D. McClure, Trustee in Volume 196, page 797 and subject to all legal highways and easements and included with the above described tract is the now existing right of way as described leading from Dogwood Lane to the 99.216 acres and is to be used by grantors and grantees for ingress and egress to and from Dogwood Lane over the existing roadway. Bearings are magnetic and based upon the N 2 deg 55 min 57 sec E line along the property of Frank and Mildred Green.

RECEIVED NOV 01 2006



A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, on October 22, 1990.  
06-11 harvey to tnc

Permanent Parcel No(s): 12-071200.0000

RECEIVED NOV 01 2006

Prior Instrument Reference: O.R. 192 Page 772 of the Deed Records of Adams County, Ohio.

ADAM C. HARVEY and BRENDA M. HARVEY<sup>3</sup> husband and wife, the Grantors, release all rights of dower therein. Witness their hand(s) this 11 day of April, 2006.

Signed and acknowledged in presence of:

Alan W Foster  
Print Name Alan W Foster  
AS70 BOM

Adam C. Harvey  
ADAM C. HARVEY  
Brenda M Harvey  
BRENDA M. HARVEY

Print Name \_\_\_\_\_

State of Ohio County of Adams ss.

BE IT REMEMBERED, That on this 11 day of April, 2006, before me, the subscriber, a notary public in and for said state, personally came, Adam C. Harvey and Brenda M. Harvey, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

Alan W Foster  
Notary public  
My Comm. Expires: 12/31/2007  
Notary Public, State of Ohio  
Section 147.03 RC  
My commission has no expiration date

ch  
This instrument was prepared by  
FOSTER LAW OFFICE  
Alan W. Foster  
Attorney at Law  
228 N. Market Street  
West Union OH 45693

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps  
\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

## **KNOW ALL MEN BY THESE PRESENTS:**

**THAT ROBERT E. HAYSLIP**, a single man, of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to him paid by **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA** whose address is **6375 Riverside Drive, Suite 50, Dublin, Ohio 43017**, the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors, and assigns forever, the following described Real Estate:

Parcel 1 (Hanging Prairie):

Situate in the Township of Monroe, County of Adams, State of Ohio, being part of Virginia Military Survey Number 1633, and also being part of a 135.028 acre tract conveyed to Lonnie G. and Ruth A. Moore, as recorded in Volume 302, page 17, Adams County Deed Records, and being bounded and described as follows:

BEGINNING at a spike (set) at the intersection of the centerlines of Beasley Fork Road (C-1P) and Copas Road (T-799); thence with the centerline of said Copas Road and being new division lines through the tract of which this is a part for the next two calls, N 4 deg 33 min 45 sec E 508.94 feet to a spike set; thence N 7 deg 05 min 30 sec E 180.29 feet to a spike set; thence leaving said Copas Road and with another new division line through the tract of which this is a part, S 81 deg 46 min 40 sec E 601.06 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of Ohio Brush Creek for the next two calls, S 5 deg 12 min 41 sec E 675.03 feet to a point; thence S 20 deg 36 min 25 sec W 256.95 feet to a point; thence leaving said Ohio Brush Creek and with two additional new division lines through the tract of which this is a part, N 64 deg 16 min 05 sec W 704.68 feet to a spike set in the centerline of said Beasley Fork Road; thence with the centerline of said Beasley Fork Road, N 43 deg 57 min 00 sec E 9.07 feet to the place of beginning CONTAINING, 12.420 ACRES, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, May 18, 1994.

**LAST TRANSFER: OR 109, PAGE 259**

Parcel 2 (Wilderness Preserve):

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, being part of Virginia Military Survey No. 15538, and also being the premises conveyed to Elsie Eubanks as recorded in Vol. 150, page 142, Tract Two, Adams County Deed Records, and bounded and described as follows:

BEGINNING at a stone marked "X" (found) on the east side of Bethany Ridge Road (C-590), said stone being a corner of Howard Gifford, et al (Vol. 254, page 472, ACDR), Survival Specialist, Inc. (Vol. 270, page 778, ACDR), and Edna Rogers (Vol. 207, page 128, ACDR); thence with the line between said Edna Rogers and said Survival Specialist, Inc. N 0 deg 23' 00" E 87.33 feet to a spike (set) in the centerline of said Bethany Ridge Road, said spike being the True Point of Beginning of the tract hereby described; thence with the centerline of said Bethany Ridge Road for the next five (5) calls, N 8 deg 20' 32" E 98.45 feet to a spike (set); thence N 1 deg 47' 00" W 73.97 feet to a spike (set); thence N 10 deg 49' 00" W 75.75 feet to a spike (set); thence N 17 deg 57' 29" W 105.04 feet to a spike (set); thence N 27 deg 05' 55" W 84.11 feet to a spike (set), said spike being in the line of said Edna Rogers; thence with said Edna Rogers for the next two calls, S 05 deg 46' 16" E 246.57 feet to a 5/8 inch rebar (set) at the triple forked chestnut stump; thence S 15 deg 21' 45" E 181.72 feet to the True Point of Beginning;

CONTAINING 0.350 ACRES, more or less, and being subject to all legal rights-of-way and easements of record.

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in March 1988.

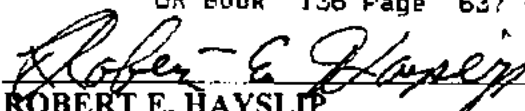
LAST TRANSFER: OR 113, PAGE 729

and all the *Estate, Title and Interest* of the said grantor, **ROBERT E. HAYSLIP**, either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said, **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns forever.

And the said, **ROBERT E. HAYSLIP**, for himself and his heirs, does hereby **Covenant** with the said **THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA**, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; And further, That he does **Warrant and Will Defend** the same against all claims of all persons whomsoever.

Signed and acknowledged in presence of:

  
DAVID D. WILSON, JR.

  
ROBERT E. HAYSLIP

  
LOIS A. WILSON

200100004412  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TULLE  
09-14-2001 10:49 am.  
DEED 14.00  
OR Book 136 Page 637 - 638

STATE OF OHIO COUNTY OF ADAMS SS.

Be it Remembered, that on this 14<sup>TH</sup> day of September, 2001, before me, the subscriber, a notary public in and for said state, personally came


**ROBERT E. HAYSLIP**

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

*In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.*



DAVID D. WILSON, JR.  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003



This instrument was prepared by: Wilson Law Office, Attorneys at Law,  
108 E. Mulberry Street, West Union, OH 45693/rej

9-13-01  
RL  
147-26.002  
121-29

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 1309.01 OF C  
EXEMPT

SEP 14 2001

CONVEYANCE FEE 32.00  
TRANSFER FEE 1.00  
CARROLLE HEWMAN, ADAMS COUNTY RECORDER



TA-PUSOHL 9/18/01

2601

Approved For Transfer  
*A. M. Wilkins*  
 Adams County Auditor

## GENERAL WARRANTY DEED

D Hanson

KNOW ALL MEN BY THESE PRESENTS:

NOV 2 1987

#21543

THAT ALLEN L. HICKS, an unmarried man, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to him paid by THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax-mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, its successors and assigns forever, the following described real estate situated in the Township of Brush Creek, County of Adams and the State of Ohio, and being more particularly described as follows:

## O. A. &amp; M. C. LOT NUMBER 105

Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls, S. 60 deg. 02 min. E. a distance of 35.35 feet to a spike; thence S. 61 deg. 50 min. E. a distance of 221.54 feet to a spike; thence S. 70 deg. 00 min. E. a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of a 50 feet wide right of way \* for the next ten calls, N. 36 deg. 50 min. E. a distance of 58.84 feet to an iron pin; thence N. 1 deg. 53 min. E. a distance of 81.74 feet to an iron pin; thence N. 21 deg. 56 min. E. a distance of 171.66 feet to an iron pin; thence N. 74 deg. 06 min. E. a distance of 100.65 feet to an iron pin; thence N. 38 deg. 29 min. E. a distance of 151.06 feet to an iron pin; thence N. 11 deg. 53 min. E. a distance of 105.61 feet to an iron pin; thence N. 9 deg. 34 min. W. a distance of 173.71 feet to an iron pin; thence N. 31 deg. 47 min. E. a distance of 81.87 feet to an iron pin; thence N. 57 deg. 41 min. E. a distance of 217.86 feet to an iron pin; thence N. 31 deg. 05 min. E. a distance of 102.50 feet to an iron pin in said centerline and being the real point of beginning; thence with a division line through the original 363.91 acres. N. 15 deg. 06 min. W., passing an iron pin at 34.65 feet, a distance of 953.16 feet to an iron pin in the line of the property of Nature's Conservancy; thence with a line of said property N. 35 deg. 05 min. E. a distance of 567.47 feet to a stone in the line of Earl Allen and a corner to said property; thence with a division line through the original 363.91 acres, S. 9 deg. 35 min. E., passing an iron pin at 1118.08 feet, a distance of 1143.23 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with said centerline for the next three calls, S. 39 deg. 09 min. W. a distance of 84.83 feet to an iron pin; thence S. 59 deg. 33 min. W. a distance of 178.10 feet to an iron pin; thence S. 31 deg. 05 min. W. a distance of 118.31 feet to the beginning, containing 8.73 acres of the premises transferred to James Dittmer, et al. in volume 248, Page 783, subject to all legal easements and included with and subject to the above described 50 feet wide right of way as described and is to be used by grantor and grantee for ingress and egress from Cline Road.

173.71?

SURVEYED: Keith C. Swearingen, #6215, West Union, Ohio,  
 April, 1980.

Prior Instrument Reference: Vol. 244, Page 472 of the Adams County, Ohio Deed Records;

and all the ESTATE, RIGHT, TITLE and INTEREST of the said Grantor either in Law or in Equity, of, in and to the said premises; TO HAVE AND TO HOLD the same, with all the privileges and appurtenances therunto belonging, to THE NATURE \*hereby granted; thence with the centerline of said right of way  
 \*\*more or less, being a part of the original 363.91 acres

TRANSFERRED 11-2, 1987  
 WILLIAM J. STONE  
 /ADAMS COUNTY AUDITOR  
 FEE 504

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
EXEMPT FEE \$	<u>830</u>
WILLIAM J. STONE, County Auditor	

495

RECEIVED JUN 09 1989



CONSERVANCY, a non-profit corporation of the District of Columbia, its successors and assigns forever. And the said ALLEN L. HICKS, for himself and for his heirs, executors and administrators, does hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE and UNENCUMBERED, and that he DOES WARRANT AND WILL DEFEND the same against all lawful claim or claims, of all persons whomsoever, excepting, however, real estate taxes and assessments, if any, due and payable in January, 1988, and thereafter, which grantee assumes and agrees to pay.

IN WITNESS WHEREOF, the said ALLEN L. HICKS has hereunto set his hand, this 28th day of October, 1987.

Signed and acknowledged in the presence of:

Allen L. Hicks

Allen L. Hicks  
ALLEN L. HICKS

STATE OF OHIO

COUNTY OF Clermont

SS:

BE IT REMEMBERED, that on the 28th day of October, 1987, before me, the subscriber, a notary public in and for said state, personally came ALLEN L. HICKS, the grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Lance S. Cox  
NOTARY PUBLIC

This instrument was prepared by:  
Lance S. Cox, Attorney at Law  
LANCES. COX CO., L.P.A.  
480 Ohio Pike  
Cincinnati, Ohio 45255  
Telephone: (513) 528-6000

LANCE S. COX  
Notary Public, State of Ohio  
My Commission has no Expiration date  
Section 147.03 R.C.

ADAMS COUNTY  
RECORDED  
REC'D. - FEES 10<sup>th</sup>

1987 NOV -2 PM 3:05

RECORDED  
VOL. 276 PAGE 475  
BILL McHENRY

# Warranty Deed

---

*FROM*

THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE

*TO*

THE NATURE CONSERVANCY, a non-profit  
corporation of the District of Columbia

---



# Know All Men by These Presents:

035 678

0198

**That**<sup>(1)</sup> THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE  
Husband and wife

of Adams

County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them paid by THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
tax mailing address: Ohio Field Office, 6375 Riverside Drive, Suite 50,  
Dublin, OH 43017

whose address is 1815 North Lynn Street, Arlington, VA 22209  
the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell  
and Convey to the said THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

it's successors

~~their~~ and assigns forever,

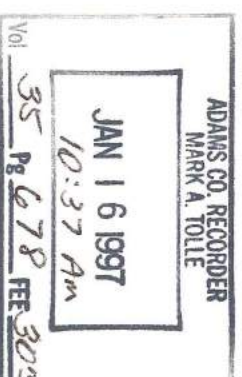
the following described Real Estate:<sup>(2)</sup>

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 316.202 O.R.C.  
EXEMPT

JAN 16 1997

CONVEYANCE FEE 24.00  
TRANSFER FEE 1.00  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

See Exhibit A attached hereto





and all the **Estate, Title and Interest** of the said grantor  
THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said  
THE NATURE CONSERVANCY, a non-profit  
corporation of the District of Columbia

it's successors ~~xxx~~ and assigns forever.

**And the said**

THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said  
THE NATURE CONSERVANCY, a non-profit  
corporation of the District of Columbia

it's successors heirs and assigns,  
that they are the true and lawful owners of the said premises,  
and have full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That they do Warrant and Will**  
**Defend** the same against all claims of all persons whomsoever.

**In Witness Whereof, the said**

THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE

who hereby release all their right and expectancy of **Power** in said premises, have hereunto set their hands  
15<sup>th</sup> day of JANUARY 1997. this

Signed and acknowledged in presence of:

Lois A. Wilson  
LOIS A. WILSON

Charles H. Hillhouse, Jr.  
CHARLES H. WILSON, JR.

Thomas R. Hillhouse  
THOMAS R. HILLHOUSE

Susan K. Hillhouse  
SUSAN K. HILLHOUSE

State of OHIO

County of

ADAMS

SS.

Be it Remembered, That on this  
of JANUARY , 1997 ,

15<sup>th</sup>

day

Notary Public

before me, the subscriber, a  
in and for said state, personally came

THOMAS R. HILLHOUSE  
& SUSAN K. HILLHOUSE

the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

**In Testimony Whereof, I have hereunto subscribed**

my name and affixed my seal  
on the day and year last aforesaid.



Charles H. Hillhouse

CHARLES H. WILSON JR.

ATTORNEY AT LAW

NOTARY PUBLIC STATE OF OHIO

My Commission Has No Expiration

1487.05 B.C.

This instrument was prepared by WILSON, WILSON & WILSON, Attorneys at Law  
108 E. Mulberry Street, West Union, OH 45963/1d9

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



**In Witness Whereof, the said**  
 THOMAS R. HILLHOUSE  
 & SUSAN K. HILLHOUSE

who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set their hands

15<sup>th</sup> day of JANUARY 1997. this

Signed and acknowledged in presence of:

Lois A. Wilson  
 LOIS A. WILSON

Thomas R. Hillhouse  
 THOMAS R. HILLHOUSE

Charles H. Wilson, Jr.  
 CHARLES H. WILSON, JR.

Susan K. Hillhouse  
 SUSAN K. HILLHOUSE

State of OHIO County of ADAMS ss.

Be it Remembered, That on this 15<sup>th</sup> day of JANUARY, 1997,

Notary Public

before me, the subscriber, a  
 in and for said state, personally came

THOMAS R. HILLHOUSE  
 & SUSAN K. HILLHOUSE

the grantors in the foregoing deed, and acknowledged the signing  
 thereof to be their voluntary act and deed.

**In Testimony Whereof, I have hereunto subscribed**  
 my name and affixed my seal  
 on the day and year last aforesaid.



Charles H. Wilson, Jr.

CHARLES H. WILSON JR.  
 Attorney At Law  
 NOTARY PUBLIC STATE OF OHIO  
 My Commission Has No Expiration  
 147.98 O.C.

This instrument was prepared by WILSON, WILSON & WILSON, Attorneys at Law  
 108 E. Mulberry Street, West Union, OH 45963/ldg

(1) Include reference to marital status of Grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

DEC 22 2014

CONVEYANCE FEE 866.70  
TRANSFER FEE 508  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 12.22.14 By: AS  
Par.# 133-23 New Survey  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201400003830  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-22-2014 At 10:53 am.  
DEED 28.00  
OR Book 443 Page 837 - 838

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT:

That, DAVID C. HOOK, TRUSTEE OF THE DAVID C. HOOK SHARE TRUST,  
dated August 14, 2002, of Adams County, Ohio, for valuable consideration paid, does hereby  
grant, with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit  
corporation of the District of Columbia, its successors and assigns forever, whose tax mailing  
address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following real property:

SEE ATTACHED EXHIBIT A

LAST TRANSFER: O.R. 346, PAGE 447

David C. Hook  
DAVID C. HOOK, TRUSTEE UNDER THE  
DAVID C. HOOK SHARE TRUST

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2014,  
by DAVID C. HOOK, TRUSTEE UNDER THE DAVID C. HOOK SHARE TRUST.

Michael C. Fletcher  
NOTARY PUBLIC

Prepared by:  
JOHN H. LAWLER (0041367)  
14088 State Route 41  
West Union, Ohio 45693  
(937) 544-8907



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

**EXHIBIT "A"**

**Parcel I:**

Being situated in the Township of Tiffin, County of Adams, and State of Ohio, being in VMS No. 1501 and being all of original 50 acres T-6, Original 3-3/4 acres T-7, original 81 acres T-4, 1 acre T-9, and original 13 acres 1 rod T-5, owned by David C. Hook, Trustee in O.R. 346, Page 447 and being described as follows:

Beginning at a spike found in the centerline of Satterfield Road and being a corner to 10.006 acres owned by John J. Stanaczyk in O.R. 139, Page 843 and original 245 acres T-8 owned by David C. Hook, Trustee O.R. 346, Page 447 and being the True Point of Beginning the west line of a new 20' wide easement for egress and ingress hereby granted and retained; thence with said Stanaczyk and west line of 20' wide easement North 38° 32' 46" West a distance of 419.14 feet to a 5/8" rebar found being a corner to original 105.3 acres owned by George F. and Mary Rivkah Rhonemus in O.R. 294, Page 750; thence with said Rhonemus and continuing with said west line of easement North 38° 14' 13" West a distance of 1141.94 feet to a 5/8" rebar found being a corner to 40.692 acres owned by The Nature Conservancy in O.R. 028, Page 679; thence with said Nature Conservancy and continuing with said west line of easement North 37° 23' 53" West a distance of 727.82 feet to a 5/8" rebar set being the termination point for said easement and being the True Point of Beginning of Tract hereby conveyed; thence with said Conservancy North 39° 12' 20" West a distance of 696.31 feet to a 5/8" rebar found; thence North 85° 10' 51" West a distance of 910.94 feet to a 5/8" rebar found being a corner to 129.059 acres owned by The Nature Conservancy in O.R. 093, Page 001; thence with said Nature Conservancy North 84° 24' 49" West a distance of 1556.29 feet to a pipe found being a corner to 10.980 acres P-3 owned by Madison Properties, Ltd. in O.R. 033, Page 500; thence with said Madison Properties and 28.88 acres owned by Peter Yau Tak Lin et. ux. in D.B. 289, Page 499 North 06° 58' 47" East a distance of 1519.57 feet to a 5/8" rebar set being a corner to 394.96 acres owned by William E. Plettner Marital Trust in D.B. 307, Page 001; thence with said Plettner North 08° 40' 04" East a distance of 864.75 feet to a 5/8" rebar set; thence South 73° 29' 01" East a distance of 328.46 feet to a 5/8" rebar set; thence South 57° 07' 42" East a distance of 772.93 feet to a 5/8" rebar set; thence North 31° 44' 09" East a distance of 203.04 feet to a stone found; thence South 61° 17' 44" East a distance of 197.49 feet to a 5/8" rebar set; thence North 10° 11' 45" East a distance of 1037.17 feet to a pipe found being in the line of 160.304 acres owned by John P. Schneider in O.R. 379, Page 733; thence with said Schneider South 85° 59' 00" East a distance of 981.20 feet to a point which is referenced by a 5/8" rebar found at South 85° 59' 48" East a distance of 10.16 feet and being a corner to 72.33 acres owned by William P. and Suzanne J. Turner in D.B. 216, Page 536; thence with said Turner and with 83.954 acres owned by Janice M. Vogler in O.R. 150, Page 606 South 04° 52' 13" West a distance of 3029.62 feet to a 5/8" rebar set; thence continuing with said Vogler South 39° 11' 51" East a distance of 765.20 feet to a 5/8" rebar set being in the line of aforementioned Hook; thence with said Hook South 55° 48' 02" West a distance of 42.57 feet to a 5/8" rebar set; thence South 52° 36' 07" West a distance of 20.00 feet to a 5/8" rebar set, which is the True Point of Beginning, containing 144.439 acres, more or less, and being subject to all legal right of ways, easements and restrictions of record.

Bearings are based upon the North 84° 24' 49" West line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Survey No. 7524, on June 4, 2014 as found in File No. 14-064.

**Parcel II:**

Together with and subject to a 20' wide easement for ingress and egress granted and retained herein as shown on survey of Ty R. Pell & Associates dated June 4, 2014, Drawing No. 14-064.



## GENERAL WARRANTY DEED

Eugene C. Hopkins, Trustee, and Eugene C. Hopkins, as an individual, and Joann Hopkins, his wife, of Highland County, Ohio, for valuable consideration paid, grants, with general warranty covenats, to The Nature Conservancy, a non-profit corporation of the District of Columbia, whose tax mailing address is, The Nature Conservancy, Ohio Field Office, 6375 Riverside Drive, Suite 50, Dublin, Ohio, 43017, the following Real Property:

The following described Real Estate, situate in the Township of Mifflin, in the County of Pike and State of Ohio, bounded and described as follows, to wit:

Beginning at a stone N.W. corner of this tract and the N.E. corner of a tract owned by John Nace; thence with the division line of same S. 14° W. 180 poles to a stone on the South side of Straight Creek, S.E. corner to said tract; S. 40° E. 14 poles to a stake; S. 75° E. 40 poles to a pigeon oak and white oak; corner to Lew Farm and John Kisling, deceased; thence crossing said creek and with line of said Kisling N. 33° E. 64 poles to a hickory and white oak; thence N. 35° W. 24 poles to a stone; thence N. 75° E. 38 poles to a stone; thence N. 33° E. 20 poles to a stone near a gum; thence N. 1° 34' W. 85 poles to a stone in the north line of this survey; thence with the same N. 80° W. 72 poles to a black walnut near a spring branch; thence N. 31° W. 19 poles to the beginning, CONTAINING NINETY-FIVE (95) ACRES, more or less, and being part of Surveys Nos. 1116, 10527 and 12727.

TOGETHER with a 30 foot right of way on and over certain piece of land, said right of way owned by the Grantors as follows, to wit: (See Easement at Vol. 171 p. 366, Pike County, Ohio, Deed Records.

The lands owned by the servient estate, is situated in Pike County, Mifflin Township, State of Ohio, and consists of 24 Ac. and 9 poles in a first tract and 47 acres in the second tract, and described at Vol. 160 p. 156, Pike County Deed Records.

The 30 foot right of way herein granted over the above lands follow an existing 15 foot roadway which begins at Old State Route 124 (now a township or county access road to new State Route 124) on the north boundary of the servient estate herein, and then proceeds in a southerly direction to the adjacent 95 acres premises of the grantees that is recorded at Pike County Deed Records Vol. 106 p. 599. The present 15 feet existing roadway plus an additional 15 feet west of the present said roadway is included in this easement grant for right of way purposes.

Said easement above described is for the grantees, their heirs and assigns, on foot and vehicles of every kind and description.

Prior deed references: Vol. 104 p. 8, Vol. 132 p. 217, Vol. 218 p. 76, Vol. 166 p. 599, Pike County Deed Records.

Last deed reference: Vol. 17 pages 875-876, Pike County, Ohio, deed records.

Permanent Parcel No. 12-084100.0000

Eugene C. Hopkins, Trustee, and Eugene C. Hopkins, as an individual, and

Joann Hopkins, his wife, hereby release all rights of dower therein.

Witness our hands this 21<sup>st</sup> day of September, 2005.

TRANSFERRED  
CONVEYANCE EXAMINED.  
SEC. 319-202 R.C. COMPLIED WITH

OCT 19 2005

AMT \$ 210.00  
TEDDY L. WHEELER  
PIKE COUNTY AUDITOR

Eugene C. Hopkins, as Trustee

Eugene C. Hopkins, as an individual

Joann Hopkins, wife of Eugene C. Hopkins

RECEIVED JUN 12 2006

STATE OF OHIO )  
 ) SS:  
HIGHLAND COUNTY)

BE IT REMEMBERED, That on this 2nd day of September, 2005, before me, the subscriber, a notary public in and for said county and state aforesaid, personally came, Eugene C. Hopkins, Trustee, Eugene C. Hopkins, as an individual, and Joann Hopkins, wife of Eugene C. Hopkins, being the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

  
Notary Public, State of Ohio

RONALD L. SWONGER, Attorney at Law  
Notary Public-State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.

This instrument prepared by:  
Ronald L. Swonger, Attorney at Law  
120 S. West St., Hillsboro, Ohio 45133  
Phone: (37) 393-4534



# GENERAL WARRANTY DEED

FROM: Eugene C. Hopkins, Trustee  
Eugene C. Hopkins, as an individual, and  
Joann Hopkins, his wife

TO: The Nature Conservance, a non-profit corporation of the District of Columbia,  
Address of:  
The Nature Conservancy  
Ohio Field Office,  
6375 Riverside Drive  
Suite 50,  
Dublin, Ohio 43017

200500004283  
Filed for Record in  
PIKE COUNTY OHIO  
JOYCE LEETH  
10-19-2005 At 01:34 pm.  
WRIT DEED 28.00  
OR Volume 234 Page 917 - 918

200500004283  
FOSTER LAW OFFICE  
ALAN W FOSTER  
228 N MARKET STREET  
WEST UNION, OH 45693



## General Warranty Deed\*

DANIEL M. HOWARD and LYNNELLE A. HOWARD  
husband and wife

, of

County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a  
non-profit corporation of the District of Columbia, whose tax-mailing address is

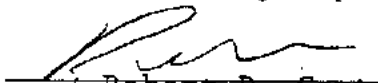

1504 West 21st Avenue, Columbus, OH 43212

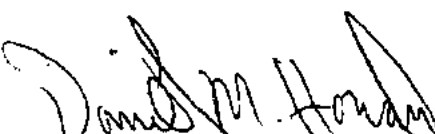
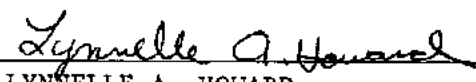
the following **REAL PROPERTY**: Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek Military Survey No. 16236 and  
bounded and described as follows:

BEGINNING at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of Cline Road for the next four calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike at the intersection of another 50 feet wide right of way previously granted; thence S 72 deg 43 min E a distance of 223.73 feet to an iron pin in said centerline; thence with said centerline of Cline Road and the centerline of an existing 50 feet wide right of way for the next thirteen calls, N 59 deg 40 min E a distance of 169.97 feet to an iron pin; thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin; thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin; thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin; thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin; thence N 6 deg 40 min E a distance of 125.46 feet to an iron pin; thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin; thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin; thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin; thence N 75 deg 14 min E a distance of 186.79 feet to an iron pin; thence N 86 deg 28 min E a distance of 256.33 feet to an iron pin; thence N 50 deg 57 min E a distance of 216.81 feet to an iron pin; thence N 27 deg 34 min E a distance of 91.42 feet to an iron

(CONTINUED ON REVERSE)  
Prior Instrument Reference: Volume 275 Page 160 of the Deed Records of AdamsCounty, Ohio. DANIEL M. HOWARD & LYNNELLE A. HOWARD, husband and wife (husband) of the  
Grantor, releases all rights of dower therein. Witness their hand(s) this 15th day  
of July, 1987.

Signed and acknowledged in presence of:

  
Robert D. Castor  
  
Sheila Browning

  
DANIEL M. HOWARD  
  
LYNNELLE A. HOWARD

State of Ohio

County of Adams

ss.

BE IT REMEMBERED, That on this 15th

day of July, 1987, before me,

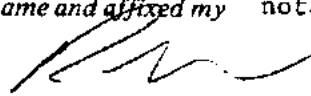
the subscriber, a notary public

in and for said state, personally came,

DANIEL M. HOWARD &amp; LYNNELLE A. HOWARD

the Grantor(s) in the

foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal  
on the day and year last aforesaid.  
Lifetime Commission

This instrument was prepared by

CASTOR &amp; FOSTER

ATTORNEYS AT LAW

228 N. MARKET STREET

WEST UNION, OHIO 46693

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, restrictions, and conditions, taxes and assessments, if any.

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps



(CONTINUATION OF DESCRIPTION FROM FRONT)

pin at the intersection of the two above mentioned 50 feet wide right of ways and being the real point of beginning; thence with a division line through the original 363.91 acres, N 22 deg 43 min W, passing an iron pin at 25.82 feet, a distance of 215.90 feet to an iron pin; thence with another division line, N 21 deg 47 min W a distance of 1193.16 feet to an iron pin in the line of Earl Allen; thence with said Allen's line, N 72 deg 45 min E a distance of 373.80 feet to an iron pin and a corner of the original tract; thence with a division line through said tract, S 77 deg 51 min E a distance of 162.00 feet to an iron pin; thence with a division line through the original 363.91 acres, S 9 deg 29 min E, passing an iron pin at 1346.39 feet, a distance of 1371.39 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with said centerline, S 81 deg 45 min W a distance of 217.41 feet to the beginning, CONTAINING 12.01 ACRES more or less, part of the premises transferred to James V. Ditmer, et al, in Volume 248, page 783, subject to all legal highways and easements and the above mentioned 50 feet wide right of way to be used by grantor and grantee for ingress and egress from Cline Road.

Surveyed by Keith C. Swearingen, #6215, West Union, OH on August 5, 1980.

TRANSFERRED 7-15, 1987  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE \$24

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>10.80</u>
EXEMPT	
WM. J. STONE, County Auditor	

Approved For Transfer  
*S. H. Wallingford*  
Adams County Engineer  
#21435  
*J. Edgingdale*  
**JUL 15 1987**  
TWO 2 2 2007

1655

# General Warranty Deed

FROM

DANIEL M. HOWARD, et al

TO

THE NATURE CONSERVANCY

ADAMS COUNTY  
RECORDED  
FEE - 10.80  
1987 JUL 15 AM 10:18  
RECORDED  
VOL. 225 PAGE 162  
BILL McHENRY

Deed

# KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL E. HOYT AND DEANA L. HOYT, husband and wife, of Tipp City, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA whose address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:  
M.S. 7027 & 15029

BEGINNING at an iron pin in the centerline of Mahogany Road, corner to the property of the Trustees of Mount Armenia Church, corner to Eugene Belt; thence with said centerline and the lines of said Belt for the next four calls, S. 84 deg 06 min E. a distance of 230.26 feet to an iron pin; thence N 81 deg 07 min E a distance of 100.00 feet to an iron pin; thence N 68 deg 34 min E a distance of 200.00 feet to an iron pin; thence N 62 deg 30 min E a distance of 74.64 feet to an iron pin in said centerline and being the real point of beginning; thence with a division line through the original 50.63 acres of which this was a part, S 6 deg 19 min W a distance of 1796.73 feet to an iron pin in the line of Ronald Reinhold and a line of the original tract; thence with said Reinhold's line S 59 deg 00 min W a distance of 77.00 feet to a stone, corner to William Bentley; thence with two lines of said Bentley, N 59 deg 00 min W a distance of 132.00 feet to an iron pin; thence N 78 deg 23 min W a distance of 485.62 feet to an iron pin in the line of Walter Taylor; thence with said Taylor's line and the line of Henry Taylor, N 6 deg 19 min E a distance of 1484.78 feet to an iron pin, corner to the property of Trustees of Mount Armenia Church; thence with two lines of said property S 82 deg 00 min E a distance of 99.00 feet to an iron pin; thence N 6 deg 19 min E a distance of 99.00 feet to the beginning, CONTAINING 25.00 ACRES more or less, being a part of the 50.63 acres of the premises transferred to Wesley Fender in Vol. 209, page 543 and subject to all legal highways and easements.

A survey of the above property was made by Robert E. Satterfield, No. 4238 West Union, Ohio January 1971.

Prior Instrument Reference: Volume 243 Page 399 of the Deed Records of Adams County, Ohio

LAST TRANSFER: O. R. 165, PAGE 652

and all the Estate, Title and Interest of the said grantors, MICHAEL E. HOYT AND DEANA L. HOYT, either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said, THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever.

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 11-17-03 BY DS  
Par. # 148-18  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT  
NOV 25 2003  
CONVEYANCE FEE 38.00  
TRANSFER FEE 5.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

M. S. S. S. S.  
-Posting Sheet

Instrument Book Page  
200300006580 OR 209 367

And the said, MICHAEL E. HOYT AND DEANA L. HOYT, for themselves and their heirs, do hereby Covenant with the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; And further, They do **Warrant and Will Defend** the same against all claims of all persons whomsoever.

*In Witness Whereof*, the said, MICHAEL E. HOYT who hereby releases his right and expectancy of dower in said premises has hereunto set his hand this 25<sup>th</sup> day of November, 2003.

  
MICHAEL E. HOYT

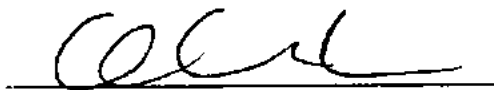
STATE OF OHIO COUNTY OF Adams SS.

Be it Remembered, that on this 25<sup>th</sup> day of November 2003, before me, the subscriber, a notary public in and for said state, personally came MICHAEL E. HOYT the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

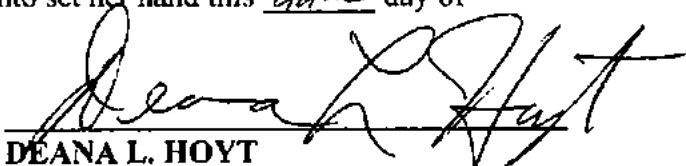
*In Testimony Whereof*, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



DAVID D. WILSON, JR.  
Notary Public, State of Ohio  
My Commission Expires 2-19-08

  
\_\_\_\_\_

*In Witness Whereof*, the said, DEANA L. HOYT, who hereby releases her right and expectancy of dower in said premises has hereunto set her hand this 22<sup>nd</sup> day of November, 2003.

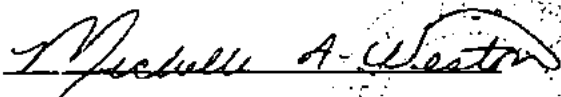
  
DEANA L. HOYT

STATE OF OHIO COUNTY OF Montgomery SS.

Be it Remembered, that on this 22<sup>nd</sup> day of November 2003, before me, the subscriber, a notary public in and for said state, personally came DEANA L. HOYT the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

*In Testimony Whereof*, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

200300006580  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
11-25-2003 At 10:45 AM.  
DEED 28.00  
OR Book 209 Page 367 - 368

  
\_\_\_\_\_

MICHELLE A. WESTON, Notary Public  
In and for the State of Ohio  
My Commission Expires May 4, 2008

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 819.02 O.R.C.  
EXEMPT \_\_\_\_\_

Instrument 201000000981 OR Book Page 355 241

APR 05 2010

CONVEYANCE FEE 430.00  
TRANSFER FEE 500  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201000000981  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
04-05-2010 At 01:29 pm.  
DEED 44.00  
OR Book 355 Page 241 - 244

Parcel No: 165-00-00-018-000  
File No.: 10Q0012-1

### GENERAL WARRANTY DEED

William J. Hull and Mary Sander Hull, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 11 Avenue de Lafayette, Boston, MA 02111-1736, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: <sup>Volume</sup> Official Record 295, Page 629  
Auditor's Parcel No.: 165-00-00-018-000

Executed this 2 day of April, 2010.

William J. Hull  
William J. Hull

Mary Sander Hull  
Mary Sander Hull

STATE OF OHIO, ADAMS COUNTY.

Mark A. Sells RECORDER in and for said county,  
hereby certifies this to be a true and accurate copy of  
an original instrument recorded on the 5<sup>th</sup> day  
of APRIL, 2010

In Book 355 Page 241 through Page 244

Given under my hand and seal this 23 day of JAN., 2010

Mark A. Sells Title Recorder

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 2nd day of April, 2010 by William J. Hull and Mary Sander Hull, Grantors herein.



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C

  
\_\_\_\_\_  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\10Q0012-1 Nature Conservancy (Hull)\deed.doc

**EXHIBIT "A"****Legal Description  
For File: 10Q0012-1**

**Being situated in the Township of Jefferson, part of Military Survey No. 14354 in the County of Adams, and in the State of Ohio and bounded and described as follows:**

**Beginning at a spike set in Johnson Run Road and being a corner to Louis and Mary Joyce Niederlehner, thence with their line N. 29° 09' 00" E. a distance of 197.50 feet to an iron pin set on the east side of said road and being a corner to James H Fite; thence with James H. Fite line S. 18° 12' 35" W. a distance of 1298.68 feet to a stone found on the east side of said road and being a corner of the original 1.17 acres conveyed to James Kopp, thence with a line of the original 1.17 acres tract N. 49° 30' 00" W. a distance of 66.00 feet crossing the road to an iron pin set in the creek, being a corner of the original 94.20 acres; thence with a line of the original 94.20 acres S. 65° 48' 57" W. a distance of 636.98 feet to an iron pin set on the west side of said road and being in the line of a 30.20 acre tract conveyed to Charles E. Miller; thence the next two calls with Miller's line N. 36° 17' 29" E. a distance of 100.70 feet to an iron pin set, being a corner of the Miller's 30.20 acre tract; thence N. 52° 57' 51" W. crossing Reel Ridge Road at a distance of 1395 feet, a distance of 1414.30 feet to an iron pin set in the line of an original 16 5/8 acre tract last known transfer in Vol. 98, Page 439 to W.L. McCormick of which land is now occupied by Lora Horsely; thence with a line of the original 16 5/8 acre tract for the next two calls, N. 19° 59' 34" E. a distance of 122.10 feet to a stone found on the West side of said road; thence N. 3° 14' 11" W. a distance of 191.23 feet to an iron pin found on the west side of Reel Ridge Road and being a corner of Lee and Mildred Shriver; thence with their line N. 14° 31' 12" W. a distance of 543.15 feet to an iron pin found and on the west side of Reel Ridge Road and being a corner of John P. and Erma Lewis; thence with their line N. 9° 19' 56" E. a distance of 257.12 feet to a spike set in the center of Reel Ridge Road and being a corner of a 3 3/8 acre tract sold off of the original 94.20 acres and now in the deed of Joe and Carolyn Easter in Vol. 283, Page 822; thence with their line of the next five calls, N. 27° 14' 22" E. a distance of 396.00 feet to a spike set in the center of Reel Ridge Road; thence N. 40° 13' 44" E. a distance of 132.00 feet to a spike set in Reel Ridge Road; thence N. 30° 15' 08" E. a distance of 33.00 feet to a**



spike set in Reel Ridge Road; thence N. 30° 14' 11" E. a distance of 198.00 feet to a spike set in Reel Ridge Road, thence N. 51° 28' 04" E, a distance of 363.60 feet to a large White Oak tree and being a corner to Louis and Mary Joyce Niederlehner, (S. 36° 56' 12" W. a distance of 6.29 feet to an reference iron pin set); thence with Niederlehner line for the next four calls, S. 37° 44' 00" E, a distance of 1332.88 feet to a stone found; thence S. 56° 13' 00" E. a distance of 428.47 feet to a Beech tree, (S. 76° 31' 45" W. a distance of 1.21 feet to an reference iron pin set); thence S. 19° 42' 24" E. a distance of 298.91 feet to an iron pin found; thence S. 71° 46' 00" E. a distance of 140.99 feet, passing an iron pin found at 120.65 feet, to the beginning, containing 82.690 acres of land, more or less and part of the original 94.20 acres and 1.7 acres of land, more or less transferred to Ernest J. and Teresa Eichelberger in Volume 257, Page 706 and subject to all legal easements and highways.

Bearings are magnetic and based upon the S. 71° 46' 00" E. line. A survey of this property was completed by J. Darrel Armstrong, Engineer and Surveyor, 3310 Logan Lane, West Union, Register Survey No. 6907 on December 30, 1991.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

165-00-00-018.000

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 4-5-10 By: AS  
Par. #: 1105-18  
ADAMS COUNTY ENGINEER  
C. Hook P.E. P.S.

Wilderness Jones II  
leged

VCEA-

9

Please do not publish

# Know All Men by These Presents:

**That** WILLIAM T. JONES and ANNA RUTH JONES, Husband and Wife

in consideration of One Dollar and other good and valuable consideration

to them paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia

whose address is 328 E. Hennepin Ave., Minneapolis, Minnesota 55414  
the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY, its successors

~~thence~~ and assigns forever,

the following described **Real Estate**<sup>2</sup>, Being situated in Military Survey Nos. 1529, 8651 and 15277, in the Township of Brush Creek, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike set at the intersection of Cummings Road and Old Portsmouth Road and a corner to Stella Mae Moore; thence with the centerline of Old Portsmouth Road and said Moore's lines for the next seventeen calls, N 86 deg 06 min 52 sec E a distance of 61.26 feet to a spike set; thence N 62 deg 43 min 11 sec E a distance of 41.07 feet to a spike set; thence N 37 deg 16 min 19 sec E a distance of 83.78 feet to a spike set; thence N 56 deg 06 min 52 sec E a distance of 142.13 feet to a spike set; thence N 80 deg 44 min 34 sec E a distance of 374.06 feet to a spike set; thence N 69 deg 17 min 13 sec E a distance of 873.35 feet to a spike set; thence S 58 deg 52 min 41 sec E a distance of 614.81 feet to a spike set; thence S 54 deg 03 min 06 sec E a distance of 1166.72 feet to a spike set; thence S 75 deg 58 min 35 sec E a distance of 221.60 feet to a spike set; thence S 64 deg 01 min 10 sec E a distance of 683.80 feet to a spike set; thence S 27 deg 47 min 10 sec E a distance of 169.02 feet to a spike set; thence S 65 deg 36 min 07 sec E a distance of 177.56 feet to a spike set; thence S 34 deg 34 min 56 sec E a distance of 40.05 feet to a spike set; thence S 4 deg 32 min 35 sec E a distance of 175.64 feet to a spike set; thence S 34 deg 39 min 11 sec E a distance of 215.68 feet to a spike set; thence S 30 deg 15 min 25 sec E a distance of 543.08 feet to a spike set; thence S 13 deg 49 min 40 sec E a distance of 217.26 feet to a spike found and a corner to the property of the Nature Conservancy; thence with four lines of said property, N 86 deg 30 min 00 sec W a distance of 3037.08 feet to an iron pin set; thence S 2 deg 00 min 00 sec W a distance of 540.00 feet to an iron pin set; thence S 71 deg 26 min 00 sec E a distance of 550.00 feet to an iron pin set; thence S 22 deg 46 min 00 sec W a distance of 522.05 feet to an iron pin found and a corner to William T. Jones; thence with said Jones' lines and with nine division lines through the original tracts, N 46 deg 37 min 36 sec W a distance of 537.50 feet to an iron pin set; thence N 33 deg 01 min 13 sec W a distance of 337.97 feet to an iron pin set; thence N 18 deg 22 min 14 sec E a distance of 317.54 feet to an iron pin set; thence N 20 deg 34 min 15 sec E a distance of 224.27 feet to an iron pin set; thence N 2 deg 46 min 03 sec W a distance of 884.66 feet to an iron pin set; thence N 41 deg 49 min 57 sec W a distance of 822.40 feet to an iron pin set; thence N 52 deg 01 min 46 sec W a distance of 578.33 feet to an iron pin set; thence N 6 deg 27 min 47 sec E a distance of

(Continued)

97

55.59 feet to an iron pin set; thence S 89 deg 15 min 31 sec W a distance of 312.91 feet to a spike set in the centerline of the aforementioned Cummings Road; thence with said centerline N 2 deg 41 min 36 sec E a distance of 50.00 feet to the beginning, containing 143.09 acres more or less, being a part of Parcel 1 of 99 acres and part of Parcel 2 of 100 acres of the premises transferred to William T. Jones in Volume 172, Page 145 and part of Parcel 2, Tract 1 of 100 acres of the premises transferred to Williams T. Jones in Volume 173, Page 61 and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on August 24, 1981:

LAST TRANSFER: Vol. 172, Page 145 and Vol. 173, Page 61, Adams County Records of Deeds



ADAMS COUNTY  
RECORDER  
RECORDED - FEES

APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPARTMENT

FOR D. Homan

1982 JAN -5 AM 11:11

19991

TRANSFERRED VOL. 255 PAGE 97  
FEE 1.05  
RECORDED  
RECEIVED E. BLANTON

JAN 4 1982

JAN 5 1982

William J. Stone,  
COUNTY AUDITOR

To be returned to the Auditor and the County Clerk's Office within 30 days of recording.	
FEES	85.10%
EXEMPT	
WILLIAM J. STONE, County Auditor	

and all the **Estate, Title and Interest** of the said

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY, its successors

~~their~~ and assigns forever.

**And the said** WILLIAM T. JONES and ANNA RUTH JONES

for themselves and their heirs, executors and administrators.  
do hereby **Covenant** with the said THE NATURE CONSERVANCY, its successors

~~their~~ and assigns,  
that they are the true and lawful owners of the said premises,  
and have full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That** they do **Warrant and Will**  
**Defend** the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, The said WILLIAM T. JONES and ANNA RUTH JONES

who hereby release all their right and expectancy of Dower in the said premises, have hereunto set their hands this

4th day of January 19 82

Signed and acknowledged in presence of—

Karen Thatcher Hughes  
KAREN THATCHER HUGHES  
Robert D. Castor  
ROBERT D. CASTOR

William T. Jones  
WILLIAM T. JONES  
Anna Ruth Jones  
ANNA RUTH JONES

State of OHIO County of ADAMS SS.

Be it Remembered, That on the 4th day of January, 19 82, before me, the subscriber, a notary public in and for said county, personally came WILLIAM T. JONES and ANNA RUTH JONES

the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

[Signature]

ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

This instrument was prepared by Castor & Foster, Attorneys at Law West Union, Ohio 45693

(1) Include reference to marital status of grantor.  
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



\* 9 9 9 9 9 9 \*

**55**

## **Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Kenney 2 (Abner Hollow)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

# WARRANTY DEED

MARGARET M. KENNEY, an unmarried widow woman of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is 1504 West 1st

Avenue, Columbus, Ohio 43212, the following **REAL PROPERTY**:

Situate in the Township of Green and Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey Numbers 1410, 3669, 15338, 15346, 15766, and also being part of a 10 1/2 acre tract, all of a 10 acre tract, the remainder of a 116 acre tract, the remainder of a 88 1/4 acre tract, all of a 22 acre tract, all of a 55 acre tract, all of a 53 acre tract, all of a 16 acre tract, part of a 97 acre and 37 square poles tract, all of a 26 acre tract, the remainder of a 58 1/2 acre tract, all of a 8 acre tract, all of a 22 acre tract, all of a 53 acre tract, the remainder of a 5 acre and 6 square poles tract, the remainder of a 25 acre tract, and all of a 1.6 acre tract, conveyed to Margaret M. Kenney as recorded in Volume 283, Page 166, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (set) in the centerline of Puntteney Run Road (T-178A) said spike being a corner of Victor Spires, et. al., (Volume 222, Page 216, A.C.D.R.) and another tract conveyed to said Victor E. and Daphene Spires (Volume 228, Page 218, A.C.D.R.) thence with the first mentioned tract of said Victor Spires, et. al., S. 85 deg. 50 min. 06 sec. E., 825.00 feet to a rebar (set) in the line of E. Don Wilson (Volume 284, Page 135, A.C.D.R.); thence with said E. Don Wilson and also with James P. Sferra (Volume 257, Page 707, A.C.D.R.), N. 1 deg. 56 min. 18 sec. E., passing a stone (found) at 839.12 feet, a total distance of 1749.00 feet to a rebar (set); thence continuing with said James P. Sferra for the next five (5) calls, N. 61 deg. 03 min. 42 sec. W., 297.00 feet to a rebar (set); thence N. 30 deg. 03 min. 42 sec. W., 231.00 feet to a rebar (set); thence N. 04 deg. 56 min. 18 sec. E., 577.50 feet to a rebar (set); thence N. 31 deg. 03 min. 42 sec. W., 330.00 feet to a rebar (set); thence N. 53 deg. 25 min. 01 sec. E., 371.53 feet to a rebar (set) in the line of Ike Gilbert, et. al. (Volume 281, Page 694, A.C.D.R.); thence with said Ike Gilbert, et. al. for the next four (4) calls, N. 33 deg. 44 min. 06 sec. W., 83.17 feet to a stone (found); thence N. 86 deg. 30 min. 06 sec. W., 1927.35 feet to a rebar (found); thence N. 78 deg. 24 min. 05 sec. W., 844.00 feet to a rebar (found); thence N. 07 deg. 27 min. 20 sec. W., 278.38 feet to a rebar (found), said rebar being a corner of C & E Partnership (Volume 281, Page 593, A.C.D.R.); thence with said C & E Partnership for the next six (6) calls, N. 3 deg. 34 min. 10 sec. W., 376.660 feet to a rebar (set); thence N. 29 deg. 20 min. 30 sec. E. 711.14 feet to a rebar (set); thence S. 65 deg. 46 min. 17 sec. E., 167.61 feet to a rebar (set); thence N. 31 deg. 05 min. 43 sec. E., 524.52 feet to a rebar (found); thence S. 83 deg. 22 min. 07 sec. E., 1039.92 feet to a rebar (found); thence N. 71 deg. 09 min. 20 sec. E., 1149.54 feet to a rebar (set), said rebar being a corner of Cox's Cemetery and Smith and Hopkins Lumber Company (Volume 275, Page 342, and Volume 275, Page 420, A.C.D.R.); thence with said Smith and Hopkins Lumber Company for the next two (2) calls, N. 39 deg. 48 min. 50 sec. W., 711.79 feet to an iron stake (found); thence N. 22 deg. 33 min. 11 sec. W., 344.18 feet to a pipe (found) in the line of Larry A. Pickering (Volume 262, Page 797, A.C.D.R.); thence with said Larry A. Pickering, S. 76 deg. 04 min. 12 sec. W., 447.32 feet to a rebar (set); thence continuing with said Larry A. Pickering, and also with William J. Baudendistel, et. al. (Volume 259, Page 666, A.C.D.R.) and R. Scott Romme (Volume 263, Page 692, A.C.D.R.), N. 81 deg. 40 min. 48 sec. W., 788.11 feet to a rebar (set); thence



continuing with said R. Scott Romme and also with Donald F. Bridges, et. al. (Volume 287, Page 736, A.C.D.R.) N. 38 deg. 47 min. 12 sec. W., 357.61 feet to a stone (found); thence continuing with said Donald F. Bridges, et. al. N. 36 deg. 57 min. 10 sec. W., 488.73 feet to a stone (found), said stone being a corner of William and Louise Pierce (Volume 159, Page 467, A.C.D.R.); thence with said William and Louise Pierce, S. 50 deg. 33 min. 01 sec. W., 452.61 feet to a stone (found) said stone being a corner of the Old School Lot (Volume 40, Page 182, A.C.D.R.); thence with said Old School Lot for the next four (4) calls, S. 0 deg. 12 min. 01 sec. W., 166.00 feet to a rebar (set); thence N. 88 deg. 47 min. 59 sec. W., 198.00 feet to a rebar (set); thence N. 0 deg. 12 min. 01 sec. E., 132.00 feet to a rebar (set); thence N. 39 deg. 30 min. 25 sec. W., 114.32 feet to a rebar (set), said rebar being a corner of said William and Louise Pierce; thence with said William and Louise Pierce for the next six (6) calls, S. 42 deg. 53 min. 40 sec. W., 975.00 feet to a rebar (set); thence S. 37 deg. 47 min. 40 sec. W., 495.00 feet to a rebar (set); thence N. 32 deg. 18 min. 20 sec. W., 934.67 feet to a rebar (set); thence N. 78 deg. 06 min. 20 sec. W., 526.07 feet to a rebar (set); thence S. 36 deg. 17 min. 40 sec. W., 129.22 feet to a rebar (set); thence N. 39 deg. 04 min. 39 sec. W., 441.40 feet to a stone (found) in the line of Marjorie L. Evans (Volume 263, Page 677, A.C.D.R.); thence with said Marjorie L. Evans for the next two (2) calls, S. 45 deg. 57 min. 07 sec. W., 535.46 feet to a stone (found); thence S. 84 deg. 49 min. 05 sec. W., 835.07 feet to a pipe (found), said pipe being a corner of another tract conveyed to said Marjorie L. Evans, et. al. (Volume 209, Page 4, A.C.D.R.); thence with the second mentioned tract of said Marjorie L. Evans, et. al. for the next eleven (11) calls, S. 7 deg. 54 min. 15 sec. W., 113.03 feet to a rebar (set); thence S. 83 deg. 58 min. 55 sec. W., 271.77 feet to a rebar (set); thence S. 63 deg. 08 min. 40 sec. W., 328.59 feet to a rebar (set); thence S. 72 deg. 09 min. 45 sec. W., 241.66 feet to a rebar (set); thence S. 78 deg. 19 min. 45 sec. W., 164.93 feet to a rebar (found); thence S. 69 deg. 26 min. 50 sec. W., 129.97 feet to a rebar (found); thence S. 64 deg. 50 min. 50 sec. W., 230.21 feet to a rebar (found); thence S. 63 deg. 10 min. 05 sec. W., 159.72 feet to a rebar (found); thence S. 50 deg. 05 min. 20 sec. W., 293.10 feet to a rebar (found); thence N. 71 deg. 33 min. 25 sec. W., 247.88 feet to a rebar (found); thence N. 88 deg. 44 min. 10 sec. W., 177.75 feet to a rebar (found), said rebar being a corner of Georgana Phipps (Volume 204, Page 509, A.C.D.R.); thence with said Georgana Phipps for the next two (2) calls, N. 84 deg. 11 min. 50 sec. W., 365.15 feet to a rebar (set); thence S. 77 deg. 57 min. 20 sec. W. 458.77 feet to a rebar (found) in the line of Clinton G. Kinhalt (Volume 285, Page 800, A.C.D.R.); thence with said Clinton G. Kinhalt for the next two (2) calls, S. 09 deg. 43 min. 51 sec. W., 914.91 feet to a rebar (found); thence S. 89 deg. 16 min. 51 sec. W., 513.42 feet to a spike (set) in the centerline of West Fork Road (T-9B); thence with the centerline of said West Fork Road for the next six (6) calls, S. 37 deg. 15 min. 24 sec. E., 105.18 feet to a spike (set); thence S. 19 deg. 14 min. 22 sec. E., 154.95 feet to a spike (set); thence S. 05 deg. 09 min. 11 sec. E., 200.81 feet to a spike (set); thence S. 11 deg. 10 min. 20 sec. E., 252.10 feet to a spike (set); thence S. 04 deg. 57 min. 36 sec. E., 178.20 feet to a spike (set); thence S. 02 deg. 13 min. 05 sec. W., 87.40 feet to a spike (set), said spike being a corner of John Condon, et. al. (Volume 273, Page 248, A.C.D.R.); thence leaving said West Fork Road and with said John Condon, et. al. for the next three (3) calls, S. 78 deg. 07 min. 55 sec. E., 52.29 feet to a rebar (found); thence S. 87 deg. 16 min. 41 sec. E., 1072.56 feet to a rebar (found); thence S. 0 deg. 48 min. 38 sec. W., 1883.60 feet to a rebar (found), said rebar being a corner of Karl Krummel, et. al. (Volume 280, Page 333, A.C.D.R.); thence with said Karl Krummel, et. al. S. 74 deg. 44 min. 24 sec. E., 1066.86 feet to a rebar (found), said rebar being a corner of James Gregg Upson (Volume 259, Page 153, A.C.D.R.); thence with said James Gregg Upson for the next fourteen (14) calls, N. 27 deg. 32 min. 24 sec. W., 433.24 feet to a rebar (found); thence N. 19 deg. 18 min. 37 sec. W.,

364.90 feet to a stone (found); thence N. 08 deg. 56 min. 02 sec. W.,  
 346.93 feet to a rebar (set); thence N. 04 deg. 07 min. 04 sec. E.,  
 157.50 feet to a rebar (set); thence N. 19 deg. 11 min. 17 sec. W.,  
 368.97 feet to a stone (found); thence N. 27 deg. 25 min. 03 sec. W.,  
 188.12 feet to a stone (found); thence N. 01 deg. 32 min. 49 sec. E.,  
 796.97 feet to a stone (found); thence N. 15 deg. 23 min. 09 sec. E.,  
 280.38 feet to a rebar (set); thence N. 52 deg. 54 min. 02 sec. E.,  
 342.46 feet to a stone (found); thence N. 33 deg. 18 min. 29 sec. E.,  
 206.94 feet to a stone (found); thence N. 20 deg. 32 min. 34 sec. W.,  
 332.25 feet to a stone (found); thence N. 26 deg. 44 min. 24 sec. W.,  
 295.24 feet to a stone (found); thence S. 80 deg. 24 min. 12 sec. E.,  
 1470.37 feet to a rebar (set); thence S. 05 deg. 22 min. 33 sec. W.,  
 71.18 feet to a rebar (set), said rebar being a corner of Doris Dittoe  
 (Volume 197, Page 237, A.C.D.R.); thence with said Doris Dittoe for  
 the next (3) calls, S. 80 deg. 24 min. 26 sec. E., 1039.50 feet to a  
 stone (found); thence S. 04 deg. 35 min. 34 sec. E., 2318.96 feet to a  
 pipe (found); thence S. 65 deg. 24 min. 26 sec. W., 594.00 feet to a  
 rebar (set), said rebar being a corner of said James Gregg Upson;  
 thence with said James Gregg Upson for the next five (5) calls, S. 54  
 deg. 35 min. 34 sec. E., 247.50 feet to rebar (set); thence S. 24 deg.  
 35 min. 34 sec. E., 198.00 feet to a rebar (set); thence S. 84 deg. 24  
 min. 45 sec. E., 640.55 feet to a rebar (set); thence S. 31 deg. 08  
 min. 17 sec. E., 930.00 feet to a rebar (set); thence S. 35 deg. 26  
 min. 39 sec. W., 194.88 feet to a rebar (set) in the line of Rosie  
 Horsley, et. al. (Volume 261, Page 563, and Page 557, A.C.D.R.);  
 thence with said Rosie Horsley, et. al., N. 77 deg. 37 min. 44 sec.  
 E., 299.98 feet to a rebar (set), said rebar being a corner of said  
 Victor E. and Daphene Spires; thence with said Victor E. and Daphene  
 Spires for the next fourteen (14) calls, N. 23 deg. 35 min. 01 sec.  
 E., 986.13 feet to a rebar (set); thence N. 60 deg. 54 min. 30 sec.  
 E., 551.11 feet to a rebar (set); thence N. 80 deg. 10 min. 07 sec. E.  
 238.94 feet to a stone (found); thence S. 41 deg. 44 min. 25 sec. E.  
 1202.57 feet to a rebar (set); thence S. 59 deg. 56 min. 30 sec. E.  
 157.33 feet to a rebar (set); thence S. 74 deg. 58 min. 38 sec. E.  
 241.62 feet to a rebar (set); thence N. 77 deg. 23 min. 11 sec. E.  
 199.91 feet to a rebar (set); thence N. 52 deg. 35 min. 17 sec. E.  
 363.87 feet to a rebar (set); thence S. 69 deg. 23 min. 22 sec. E.  
 538.57 feet to a rebar (set); thence S. 51 deg. 58 min. 00 sec. E.  
 203.17 feet to a spike (set) in the centerline of said Puntenney Run  
 Road; thence with the centerline of said Puntenney Run Road for the  
 next four (4) calls, S. 28 deg. 08 min. 35 sec. E. 165.07 feet to a  
 spike (set); thence S. 13 deg. 50 min. 10 sec. E. 245.53 feet to a  
 spike (set); thence S. 22 deg. 17 min. 25 sec. E. 274.76 feet to a  
 spike (set); thence S. 02 deg. 44 min. 55 sec. W. 332.84 feet to the  
 place of beginning CONTAINING 35.560 ACRES in Brush Creek Township and  
 661.039 ACRES in Green Township, thereby CONTAINING A TOTAL OF 696.599  
 ACRES, more or less, and being subject to all legal rights-of-way and  
 easements of record.

The basis of all bearing is magnetic. The above survey was  
 performed under the supervision of Gerald Hart Wallingford, Registered  
 Land Surveyor 6658, in January 1992.

Prior Instrument Reference: Vol. 283, page 166, of the Deed Records  
 of Adams County, Ohio.

Witness her hand this 7<sup>th</sup> day of July, 1992.

Signed and acknowledged in the presence of:

x Barbara A. Icard  
 Barbara A. Icard

Margaret M. Kenney  
 MARGARET M. KENNEY

x Jane Blevins  
 Jane Blevins

This Conveyance has been examined and its Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>          </u>
EXEMPT	<input checked="" type="checkbox"/>
CARROLL E. NEWMAN, County Auditor	

TRANSFERRED 7/8, 1992  
 CARROLL E. NEWMAN  
 ADAMS COUNTY AUDITOR  
 FEE 6.00

ACCEPTABLE FOR TRANSFER  
D. Gifford 05-27-92  
 #162-12 \$ 163.26 - 163.19

STATE OF X Ohio COUNTY OF X Hamilton

BE IT REMEMBERED, That on this X 2nd day of X July, 1992, before me, the subscriber, a notary public in and for said state, personally came MARGARET M. KENNEY, the Grantor in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed.

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

X Barbara A. Icard

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

BARBARA A. ICARD  
Notary Public, State of Ohio  
My Commission Expires June 9, 1996

ADAMS COUNTY  
RECORDER  
REC'D - FEES 14.00

JUL 08 92 11:22 AM

RECORDED  
VOL. 297 PAGE 714  
BILL McHENRY

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 313.202 O.R.C.  
EXEMPT

JUL 21 2013

CONVEYANCE FEE 101.50  
TRANSFER FEE 1.50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

Ins. Sent Book Page  
201300002459 OR 417 843

201300002459  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
07-31-2013 At 02:38 PM.  
DEED 28.00  
OR Book 417 Page 843 - 844

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 7-29-13 By: AS  
101-42-43-44  
ADAMS COUNTY ENGINEER

## Fiduciary's Deed

Statutory Form Ohio Revised Code Section 5302.09

New Survey

KNOW ALL MEN BY THESE PRESENTS THAT Dana N. Whalen, Administrator of the Estate of Roger D. Kernes, aka Roger Kernes, Jr. aka Roger Kernes, Grantor, by the power conferred by Probate Court of Ross County Case No. 2012-E-266, and every other power, for Twenty-five thousand, three hundred fifty-four and 68/100 Dollars (\$25,354.68) paid, grants with fiduciary covenants to The Nature Conservancy a non-profit corporation of the District of Columbia, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following Real Property:

Being situated in Green Township (85.702 acres) and Jefferson Township (28.803 acres), County of Adams and State of Ohio, and also being a part of VMS No. 3669, being remainder of Original 125 acres and all of Original 0.900 acres, owned by Ralph Self Sr, et.al. in O.R. 388 page 501 and O.R. 381, page 065, Adams County Deed Records, and being described as follows:

Beginning at a spike found in the centerline intersection of Blue Creek Road and Sunshine Ridge Road; thence S 72 deg 08 min 35 sec E a distance of 436.45 feet to a spike set in the centerline of Sunshine Ridge Road and being a corner to 6.52 acres owned by Michael R. Barnhart et.al. in O.R. 252, page 162 and being the true point of beginning; thence with said Barnhart N 13 deg 41 min 39 sec E a distance of 726.21 feet to a 5/8" rebar found; thence N 44 deg 58 min 41 sec E a distance of 446.94 feet to a pipe found being a corner to 19.49 acres owned by Joan Siegel in Deed Book 251, page 579; thence with said Siegel S 76 deg 25 min 41 sec E a distance of 258.61 feet to a 5/8" rebar found being a corner to a 112.021 acres owned by Nature Conservancy in O.R. 397, page 585; thence with said Nature Conservancy S 78 deg 36 min 33 sec E a distance of 616.49 feet to a 5/8" rebar found being a corner to a 69.381 acres owned by Craig and Debra Henkener in O.R. 070, page 586; thence with said Henkener S 15 deg 26 min 43 sec W a distance of 761.96 feet to a 5/8" rebar found; thence S 18 deg 56 min 39 sec E a distance of 492.97 feet to a spike found in the centerline of Sunshine Ridge Road and being a corner to 46.961 acres owned by Angus Pleasant Valley Farms, LLC in O.R. 409, page 204; thence S 10 deg 26 min 59 sec E passing a 5/8" rebar found at 17.64 feet to a total distance of 383.21 feet to a 5/8" rebar found; thence S 37 deg 37 min 46 sec W a distance of 508.75 feet to a 5/8" rebar found; thence S 04 deg 43 min 16 sec W a distance of 3129.35 feet to a stone found being in the line of Original 114.14 acres owned by Michael L. and Karen A. Luman in O.R. 272, page 678; thence with said Luman S 82 deg 54 min 37 sec W a distance of 347.48 feet to a 5/8" rebar found; thence N 84 deg 00 min 19 sec W a distance of 396.40 feet to a stone found in the line of Original 30 acres, P-1 owned by Kenneth Lee Grooms in D.B. 269, page 601; thence with said Grooms N 04 deg 37 min 09 sec E a distance of 679.89 feet to a 5/8" rebar found being a corner to Original 100 acre owned by Kenneth Lee Grooms in D.B. 269, page 601; thence with said Grooms and 35.001 acres owned by Nature Conservancy in O.R. 389, page 086 N 07 deg 49 min 05 sec E a distance of 1795.48 feet to a 5/8" rebar found; thence continuing with said Nature Conservancy N

86 deg 21 min 46 sec W a distance of 264.00 feet to a 5/8" rebar found; thence N 16 deg 17 min 33 sec W a distance of 510.86 feet to a 5/8" rebar found being a corner to 44.039 acres owned by Nature Conservancy in O.R. 376, page 574; thence with said Nature Conservancy N 16 deg 17 min 33 sec W a distance of 346.83 feet to a 5/8" rebar found; thence N 08 deg 16 min 41 sec E a distance of 598.01 feet to an axle found being a corner to 1.847 acres in O.R. 150, page 252 and 11.82 acres in O.R. 150, page 253 owned by Norman and Marcella Walker; thence with said Walker N 08 deg 32 min 33 sec E a distance of 377.40 feet to a spike found, which is the true point of beginning, **CONTAINING 114.505 ACRES**, more or less, and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 08 deg 16 min 41 sec W line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on May 1, 2013 as found in File No. 13-110.

Permanent Parcel No(s): 164-00-00-041.000, 164-00-00-043.000, 164-00-00-044.000

Last Transfer: O.R. 291, Page 562, O.R. 230, Page 862

IN WITNESS WHEREOF, the Grantor hereunto set her hand the 31<sup>st</sup> day of JULY, 2013.

GRANTOR:

Dana N. Whalen  
DANA N. WHALEN, Administrator

STATE OF OHIO            )  
                                  ) SS:  
ADAMS COUNTY            )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Dana N. Whalen, Administrator of the Estate of Roger D. Kernes, aka Roger Kernes, Jr. aka Roger Kernes and acknowledged that she did sign this instrument and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 31<sup>st</sup> day of July, 2013.

(SEAL)

Brian W. Waits  
NOTARY PUBLIC



This Instrument Prepared By:

WHALEN LAW OFFICE, LLC  
Dana N. Whalen  
216 N. Market Street  
West Union OH 45693  
(937) 544-6485

BRIAN W. WAITS  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date Section 147.03 O.R.C.



#2731

6.907

TA. usmco 17 204

1636

GENERAL WARRANTY DEED

DESCRIPTION APPROVED BY  
DENNY SALISBURY  
PIKE COUNTY ENGINEER

OCT 16 1989

CHECKED BY: *BB*

JAMES R. KESSLER, married, of Ogden, Utah; DAVID L. KESSLER, married, of Vinton County, Ohio; WENDELL R. KESSLER, married, of Pickerington, Ohio; JOHN D. KESSLER, married, of Granville, Ohio; LINDA K. FINK, unmarried, of Highland Park, New Jersey; and CLARA P. KESSLER, widow and unmarried, of Newark, Ohio, for valuable consideration paid, grants, with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax-mailing address is 1504 West First Avenue, Columbus, Ohio 43212, the following REAL PROPERTY: Situated in the Townships of Franklin and Mifflin, Counties of Adams and Pike, State of Ohio, being a part of V. M. S. No. 9647-9653 and 10527, and being further bounded and described as follows:

Commencing at the intersection of State Route 124 and Nace Corner Road (County Road No. 7); thence in a southeasterly direction along the centerline of Nace Corner Road a distance of approximately 1698 ft. to the intersection of Nace Corner Road and a private roadway; thence along said private roadway in a southwesterly direction, a distance of approximately 1427 ft. to a  $\frac{3}{4}$ " iron pin (found) on the northwesterly bank of a stream from which a whiteoak tree (30" in diameter) on the northwesterly bank of said stream bears N 72° 02' 19" E, a distance of 3.50 ft., said iron pin being the southeasterly corner of an 89.457 acres tract owned by The Nature Conservancy (Vol. 209, Page 692, Pike County), and being the southerlymost corner of the 26% acres tract owned by John C. Satterfield (Vol. 207, Page 590, Pike County), and the northwesterly corner of the original 69 acres "First Tract" owned by Ronald Tong, et ux (Vol. 168, Page 291, Pike County), and being the true point of beginning of the tract of land herein described; thence with Tong's line S 39° 54' 27" E, a distance of 1207.88 ft. to a  $\frac{3}{4}$ " iron pin (set) near a whiteoak tree (42" in diameter), said iron pin being the northerlymost corner of a 100 acres tract as conveyed to James A. Moseley, et ux (Vol. 208, Page 666, Adams County; Vol. 172, Page 681, Pike County); thence with Moseley's line S 50° 29' 41" W, a distance of 1907.65 ft. to a  $\frac{3}{4}$ " iron pin (set) by a corner post; thence also with Moseley's line S 26° 35' 38" E, a distance of 755.88 ft. to a  $\frac{3}{4}$ " iron pin (set) by a maple tree (8" in diameter) on the top and northeasterly bank of Strait Creek, said iron pin being a corner to the original 231% acres tract as conveyed to Glenna T. Lindsey, et al (Vol. 270, Page 638, Adams County); thence with Lindsey's line S 44° 52' 51" W, crossing straight Creek a distance of 237.13 ft. to a  $\frac{3}{4}$ " iron pin (set) by a tree (24" in diameter) and a corner post (found) in the line of a 166 acres tract as conveyed to Thelma Dugan (Vol. 235, Page 33, Adams County); thence with Dugan's line for the next four

calls:

- (1) N 50° 01' 49" W, a distance of 366.51 ft. to a  $\frac{3}{4}$ " iron pin (set);
- (2) N 06° 29' 53" W, a distance of 280.50 ft. to a  $\frac{3}{4}$ " iron pin (set);
- (3) N 78° 02' 45" W, crossing Strait Creek at 75 ft. and 445 ft., a total distance of 564.42 ft. to a  $\frac{3}{4}$ " iron pin (set) by a dead cedar tree (4" in diameter);
- (4) N 52° 44' 14" W, a distance of 542.71 ft. to a  $\frac{3}{4}$ " iron pin (set) by a x 8" stone (found) by a fallen corner post, said iron pin being the easterlymost corner of the 116% acres "Parcel No. 1, First Tract" as conveyed to Clara P. Kessler, Life Estate (Vol. 207, Page 764, Pike County; Vol. 261, Page 113, Adams County); thence with Kessler's line for the next five calls:
  - (1) N 78° 45' 24" W, a distance of 479.87 ft. to a  $\frac{3}{4}$ " iron pin (set) by a stump (18" in diameter);
  - (2) N 30° 26' 58" W, a distance of 310.41 ft. to a  $\frac{3}{4}$ " iron pin (set) by an oak tree (30" in diameter);
  - (3) N 31° 43' 44" E, a distance of 338.16 ft. to a  $\frac{3}{4}$ " iron pin (set) by a stump (18" in diameter);
  - (4) N 19° 51' 14" E, a distance of 189.00 ft. to a  $\frac{3}{4}$ " iron pin (set) by a tree (12" in diameter);
  - (5) N 15° 43' 40" E, a distance of 141.10 ft. to a point in the centerline of Strait Creek from which a  $\frac{3}{4}$ " iron pin (set, February 1984) on the

RECORDED  
ADAMS COUNTY  
REC'D. - FEES  
JUL 27 7 89  
9134  
968

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 2.00  
EXEMPT  
WM. J. STONE, County Auditor

TRANSFERRED 762 1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE \$ 50

ACCEPTABLE FOR TRANSFER  
# 83117  
7-8789



easterly bank of said creek bears S 47° 19' 15" E, a distance of 25.72 ft.; thence with the centerline of Strait Creek S 00° 56' 25" W, a distance of 226.24 ft. to a point marking the intersection of Strait Creek and a stream from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northeasterly bank of said creek bears N 88° 14' 40" E, a distance of 16.00 ft.; thence with the centerline of said stream for the next twenty calls:

- (1) S 48° 24' 34" E, a distance of 76.06 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) bears N 59° 02' 25" E, a distance of 22.00 ft.;
- (2) S 70° 30' 17" E, a distance of 88.88 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northerly bank of said stream bears N 27° 45' 23" W, a distance of 20.82 ft.;
- (3) S 76° 37' 42" E, a distance of 477.80 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northerly bank of said stream bears N 01° 22' 20" W, a distance of 12.00 ft.;
- (4) N 62° 29' 38" E, a distance of 58.16 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northerly bank of said stream bears N 27° 29' 40" E, a distance of 10.00 ft.;
- (5) N 83° 16' 49" E, a distance of 259.64 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northerly bank of said stream bears N 33° 45' 35" W, a distance of 12.00 ft.;
- (6) N 54° 12' 05" E, a distance of 170.28 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 67° 32' 20" W, a distance of 12.00 ft.;
- (7) N 28° 03' 52" E, a distance of 71.72 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 73° 39' 20" W, a distance of 16.00 ft.;
- (8) N 51° 57' 01" E, a distance of 42.56 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 20° 29' 20" W, a distance of 20.00 ft.;
- (9) N 07° 43' 25" E, a distance of 173.47 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 87° 56' 20" W, a distance of 16.00 ft.;
- (10) N 16° 21' 17" E, a distance of 65.55 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears S 61° 29' 40" W, a distance of 12.00 ft.;
- (11) N 12° 08' 02" W, a distance of 110.18 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears S 05° 57' 20" W, a distance of 16.00 ft.;
- (12) N 89° 33' 45" E, a distance of 227.79 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 07° 25' 20" W, a distance of 19.00 ft.;
- (13) N 37° 12' 28" E, a distance of 280.17 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 27° 04' 20" W, a distance of 14.00 ft.;
- (14) N 52° 25' 53" E, a distance of 58.32 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 32° 08' 20" W, a distance of 10.00 ft.;
- (15) N 32° 21' 27" E, a distance of 199.03 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 38° 37' 20" W, a distance of 11.00 ft.;
- (16) N 66° 36' 48" E, a distance of 91.03 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 02° 17' 20" W, a distance of 11.00 ft.;
- (17) N 38° 11' 56" E, a distance of 92.34 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 48° 29' 20" W, a distance of 8.00 ft.;
- (18) N 34° 28' 33" E, a distance of 211.73 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 61° 05' 20" W, a distance of 8.00 ft.;
- (19) N 38° 09' 14" E, a distance of 58.52 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 67° 53' 20" W, a distance of 7.00 ft.;
- (20) N 63° 50' 41" E, a distance of 181.10 ft. to a point from which a  $\frac{5}{8}$ " iron pin (set, February 1984) on the northwesterly bank of said stream bears N 01° 25' 20" W, a distance of 8.00 ft.; thence N 75° 39' 54" E, a distance of 127.76 ft. to the true point of beginning, containing 83.984 acres of land, of which approximately 6.907 acres are in Adams County and approximately 77.077 acres are in Pike County.

Subject to all legal easements and rights-of-way of record. Bearings are magnetic as determined on February 22, 1984.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 23.00

EXEMPT

TEDDY L. WHEELER, County Auditor

Transferred Oct 17, 1987

Teddy L. Wheeler, Auditor, Pike County

Deputy W. F.

Volume 15

Fee Paid .50



T

770

The above description is the same real estate referred to as the 80 acres "Parcel No. 2" as conveyed to Clara P. Kessler, Life Estate with remainder to Linda K. Fink and John D. Kessler and recorded in Vol. 261, Page 113 of the Adams County Record of Deeds, and recorded in Vol. 207, Page 764 of the Pike County Record of Deeds.

Land surveyed in October 1988, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519.

Prior Instrument Reference: Volume 236, Page 349 and Volume 261, Page 113 of the Deed Records of Adams County, Ohio; Volume 190, Page 273 and Volume 207, Page 764 of the Deed Records of Pike County, Ohio. (See Plat Cabinet 1-Slide 265)

JOANNE B. KESSLER, wife of Grantor JAMES R. KESSLER releases all rights of dower therein. Witness their hands this 12<sup>th</sup> day of May, 1989.

Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
JAMES R. KESSLER

[Signature]  
Witness

[Signature]  
JOANNE B. KESSLER

STATE OF UTAH, COUNTY OF WEBER: SS.

BE IT REMEMBERED, That on this 12<sup>th</sup> day of May, 1989, before me, the subscriber, a Notary Public in and for said state and county, personally came, JAMES R. KESSLER and JOANNE B. KESSLER, Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

[Signature]  
NOTARY PUBLIC  
7/10/90

ARDENA A. KESSLER, wife of Grantor DAVID L. KESSLER and CLAIRE B. KESSLER, wife of Grantor WENDELL R. KESSLER, release all rights of dower therein. Witness their hands this 26<sup>th</sup> day of April, 1989.

Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
DAVID L. KESSLER

[Signature]  
Witness

[Signature]  
ARDENA A. KESSLER

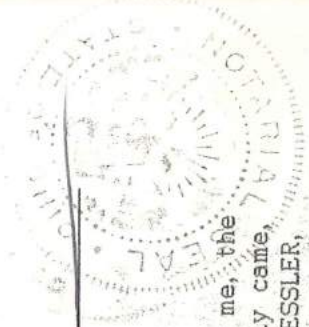
Filed October 17, 1989 # 2731  
At 2:55 O'Clock P. M # 14.00  
Recorded October 24, 1989  
Pike County, Ohio... Records  
Volume 225... Page 566... 4mm 69

[Signature]  
RECORDER  
STATE OF OHIO, COUNTY OF FAIRFIELD: SS.

[Signature]  
WENDELL R. KESSLER

[Signature]  
CLAIRE B. KESSLER

BE IT REMEMBERED, That on this 26<sup>th</sup> day of April, 1989, before me, the subscriber, a Notary Public in and for said state and county, personally came, DAVID L. KESSLER, ARDEN A. KESSLER, WENDELL R. KESSLER and CLAIRE B. KESSLER, Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.





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

[Signature]  
NOTARY PUBLIC  
LIFETIME COMMISSION

ELOISE DEZWARTE KESSLER, wife of Grantor JOHN D. KESSLER releases all rights of dower therein. Witness their hands and the hand of CLARA P. KESSLER, Grantor, this 30TH day of May, 1989.

Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
JOHN D. KESSLER

[Signature]  
Witness

[Signature]  
ELOISE DEZWARTE KESSLER

[Signature]  
CLARA P. KESSLER

STATE OF OHIO, COUNTY OF LICKING: SS.

BE IT REMEMBERED, That on this 30TH day of May, 1989, before me, the subscriber, a Notary Public in and for said state and county, personally came, JOHN D. KESSLER, ELOISE DEZWARTE KESSLER and CLARA P. KESSLER, Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

ERIC L JONES, Notary Public  
State of Ohio  
My Commission Expires 10-15-92

[Signature]  
NOTARY PUBLIC

Witness the hand of LINDA K. FINK, Grantor, this 9th day of May, 1989.

Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
LINDA K. FINK

[Signature]  
Witness

STATE OF NEW JERSEY, COUNTY OF Mercer; SS.

NOT SUBJECT TO  
PLANNING COMMISSION  
APPROVAL

BE IT REMEMBERED, That on this 9th day of June, 1989, before me, the subscriber, a Notary Public in and for said state and county, personally came, LINDA K. FINK, Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

JOAN S. FISCHER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 3, 1992

[Signature]  
NOTARY PUBLIC

This instrument was prepared by David L. Kessler, Attorney at Law, 1043 W. Scenic Road, Box 52B, Creola, OH 45622, (614)596-4718.



\* 9 9 9 9 9 9 \*

**278**

**Separator Sheet**

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Kessler et al 3 (Strait Creek)

**County:** Pike

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other

WARRANTY DEED

2096

KNOW ALL MEN BY THESE PRESENTS:

THAT LINDA K. FINK, A Single Woman  
JOHN D. KESSLER, A Married Man  
JAMES R. KESSLER, A Married Man  
DAVID L. KESSLER, A Married Man  
WENDELL R. KESSLER, A Married Man

Instrument  
9700001863

APR 29 1997

5-7-1997

9.557 HC.  
IN ADAMS CO

in consideration of One Dollar and other good and valuable considerations to them, in hand paid by:

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose principal office address is:

1815 North Lynn Street, Arlington, Virginia 22209

and whose tax mailing address is:

Ohio Field Office, 6375 Riverside Drive, Suite 50,  
Dublin, OH 43017,

do hereby GRANT, BARGAIN, SELL AND CONVEY TO THE SAID

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, its successors and assigns forever, the following described real estate:

Description of the 199.126 acres to be transferred by Clara P. Kessler, et al, along State Route No. 41, Brush Creek Road and Edwin Shoemaker Road and along Strait Creek.

Being situated in Thomas Pemberton's Military Survey No. 7372 and Mountjoy's Military Survey No. 1568, in the Township of Franklin, in the County of Adams, in the Township of Brush Creek, in the County of Highland and in the Township of Mifflin, in the County of Pike, in the State of Ohio and bounded and described as follows:

Beginning at a spike set at the intersection of the centerlines of State Route No. 41 and Straight Creek Road No. T-239 A; thence with the centerline of said State Route No. 41 for the next nine calls, N. 33 deg. 46 min. 40 sec. E. a distance of 199.14 feet to a spike set; thence N. 35 deg. 33 min. 29 sec. E. a distance of 207.71 feet to a spike set; thence N. 33 deg. 28 min. 29 sec. E. a distance of 221.39 feet to a spike set; thence N. 37 deg. 30 min. 09 sec. E. a distance of 75.53 feet to a spike set; thence N. 45 deg. 00 min. 53 sec. E. a distance of 134.29 feet to a spike set; thence N. 49 deg. 01 min. 13 sec. E. a distance of 990.36 feet to a spike set; thence N. 48 deg. 18 min. 08 sec. E. a distance of 111.12 feet to a spike set; thence N. 46 deg. 13 min. 37 sec. E. a distance of 75.27 feet to a spike set; thence N. 38 deg. 57 min. 37 sec. E. a distance of 63.98 feet to a spike set at the intersection of the centerlines of said State Route No. 41 and Brush Creek Road No. T-423 A; thence with said Brush Creek Road, S. 30 deg. 49 min. 36 sec. E. a distance of 420.00 feet to a spike set in the centerline of said Brush Creek Road and a corner to a 41.201 acres of Kevin A. and Charlotte S. Murphy as recorded in Volume 339, page 92 of the Highland County Records, said stone being N. 53 deg. 20 min. 56 sec. E. a distance of 238.89 feet from a county line stone found between Highland and Pike Counties; thence with three lines of Murphys, N. 69 deg. 58 min. 00 sec. E. a distance of 414.17 feet to an iron pin set; thence S. 69 deg. 02 min. 00 sec. E. a distance of 429.00 feet to an iron pin set; thence N. 5 deg. 27 min. 36 sec. E. a distance of 538.26 feet to an iron pin found and a corner to a 99.216 acres of Christopher A. Bauer, et al as recorded in Volume 299, page 927; thence with four lines of said Bauer, S. 77 deg. 03 min. 00 sec. E. a distance of 975.09 feet to an iron pin found; thence S. 3 deg. 11 min. 51 sec. W. a distance of 119.12 feet to an iron pin found; thence S. 72 deg. 42 min. 21 sec. E. a distance of 313.83 feet to an iron pin found east of Strait Creek; thence S. 67 deg. 27 min. 45 sec. E. a distance of 363.00 feet to an iron pin found south of said creek and accorner to a 95 acres of Earl Smith and Eugene Hopkins as recorded in Volume 166, page 599 of the Pike County Records; thence with four lines of said Smith and Hopkins, S. 64 deg. 13 min. 05 sec. E. a distance of 388.18 feet to a point in said Strait Creek; thence with said creek for the next three calls, S. 80 deg. 07

INDEXED

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.

EXEMPT

MAY 16 1997

CONVEYANCE FEE: 3.80  
TRANSFER FEE: 50CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

VOL 077 PG 0073

041 805

041 806

min. 13 sec. E. a distance of 353.15 feet to a point; thence N. 47 deg. 38 min. 12 sec. E. a distance of 226.67 feet to a point; thence N. 55 deg. 55 min. 14 sec. E. a distance of 304.94 feet to a point in said centerline and a corner to a 89.457 acres of the property of the Nature Conservancy as recorded in Volume 209, page 692 of the Pike County Records and a reference iron pin found on the north bank, being N. 39 deg. 53 min. 11 sec. E. 18.50 feet from said point; thence with lines of said property and with said centerline for the next ten calls, S. 67 deg. 50 min. 12 sec. E. a distance of 46.30 feet to a point; thence S. 55 deg. 27 min. 48 sec. E. a distance of 74.70 feet to a point; thence S. 26 deg. 26 min. 08 sec. E. a distance of 91.39 feet to a point; thence S. 7 deg. 11 min. 15 sec. W. a distance of 284.75 feet to an iron pin found; thence S. 61 deg. 55 min. 05 sec. W. a distance of 357.96 feet to a point; thence S. 48 deg. 02 min. 54 sec. W. a distance of 78.85 feet to a point; thence S. 17 deg. 01 min. 02 sec. W. a distance of 47.39 feet to a point; thence S. 51 deg. 49 min. 25 sec. E. a distance of 203.95 feet to a point; thence S. 72 deg. 37 min. 17 sec. E. a distance of 302.53 feet to a point; thence S. 54 deg. 17 min. 40 sec. E. a distance of 92.61 feet to a point in the centerline of said Strait Creek and a reference iron pin found on the east bank and being S. 47 deg. 19 min. 15 sec. E. a distance of 25.72 feet from said point; thence with five lines of said property, S. 16 deg. 00 min. 56 sec. W. a distance of 140.00 feet to an iron pin found; thence S. 19 deg. 46 min. 38 sec. W. a distance of 188.82 feet to an iron pin found; thence S. 31 deg. 44 min. 34 sec. W. a distance of 337.66 feet to an iron pin found; thence S. 30 deg. 26 min. 38 sec. E. a distance of 310.79 feet to an iron pin found; thence S. 78 deg. 55 min. 46 sec. E. a distance of 480.06 feet to an iron pin found and a corner to a 165 acres of Thelma Dugan as recorded in Volume 235, page 33 of the Adams County Records; thence with said Dugan's line, S. 63 deg. 06 min. 16 sec. W. a distance of 1897.13 feet to a spike set in the centerline of Edwin Shoemaker Road No. T-210; thence with said road and with the line of a 399.45 acres of the property of the Church of the Brethern of Southern Ohio as recorded in Volume 175, page 204 of the Adams County Records, N. 36 deg. 16 min. 40 sec. W. a distance of 2847.06 feet to an iron pin set and a corner to said property; thence with a line of said property, S. 4 deg. 46 min. 37 sec. W. a distance of 993.93 feet to a stone found and a corner to a 350.02 acres of John E. Jr. and Charlotte A. Murphy as recorded in Volume 215, page 64 and Volume 220, page 497 of the Adams County Records; thence with a line of said Murphys, N. 85 deg. 40 min. 26 sec. W. a distance of 2373.97 feet to a spike set in the centerline of the aforementioned State Route No. 41; thence with said centerline, N. 29 deg. 18 min. 31 sec. E. a distance of 123.90 feet to the beginning, CONTAINING 199.126 ACRES more or less, being a consolidation of Parcel No. 1 of the First Tract of the 116 1/2 acres, Second Tract of the 16 1/4 acres and Parcel No. 3 of the 61 3/4 acres of the premises transferred to Clara P. Kessler, et al, in Volume 281, page 113 of the Adams County Records, Volume 338, page 316 of the Highland County Records and Volume 207, page 764 of the Pike County Records, being 9.557 acres in Franklin Township, Adams County, Ohio, 39.322 acres in Brush Creek Township, Highland County, Ohio and 150.248 acres in Mifflin Township, Pike County, Ohio and subject to all legal highways and easements. Bearings are magnetic and based upon the N. 33 deg. 46 min. 40 sec. E. line along the centerline of State Route No. 41. All iron pins set or found are 5/8".

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on May 29, 1992.

and all the Estate, Right, Title and Interest of the said grantors in and to said premises, TO HAVE AND TO HOLD the same with all the privileges and appurtenances thereunto belonging, to the said grantee,

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia its successors and assigns forever.

AND the said LINDA K. FINK; JOHN D. KESSLER & ELOISE DeZWART, His Wife; JAMES R. KESSLER & JOANNE B. KESSLER, His Wife; DAVID L. KESSLER & ARDEN A. KESSLER, His Wife; WENDELL R. KESSLER & CLAIRE B. KESSLER, His Wife;

do hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE and UNINCUMBERED, and that they will DEFEND the same against all lawful claims of all persons whatsoever.

For No 12-037700.00 chw RC

DESCRIPTION APPROVED BY  
DENNY SALISBURY  
PIKE COUNTY ENGINEER

MAY 20 1997

CHECKED BY *MB*

VOL 077 PG 0074



IN WITNESS WHEREOF, the said LINDA K. FINK  
who hereby releases her right in said premises, has hereunto  
set her hand, this 5<sup>th</sup> day of April, in the year  
A.D. nineteen hundred and ninety seven.

SIGNED AND ACKNOWLEDGED IN  
THE PRESENCE OF:

Cindy R. Herrera  
CINDY R. HERRERA

Linda K. Fink  
LINDA K. FINK

Laxmi Varma  
LAXMI VARMA

STATE OF NEW JERSEY, COUNTY OF Middlesex, ss: 508 48 3289

On this 5<sup>th</sup> day of April, 1997, before me,  
a Notary Public, in and for said County, personally came  
LINDA K. FINK

the grantor in the foregoing Deed, and acknowledged the signing  
thereof to be her voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.

TRANSFERRED  
TRANSFER FEE 1.50  
CONVEYANCE EXAMINED  
SEC. 319-202 R.C. COMPLIED WITH

MAY 22 1997

AMT 417.00

TEDDY L. WHEELER  
PIKE COUNTY AUDITOR

*CLW*

Laxmi Varma  
Notary Public  
State of New Jersey  
Commission Expires:

LAXMI VARMA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 27, 1997

Prepared By  
Charles H. Wilson  
to 3 E. Mullen  
Wetmore Dr. 4564  
Gibson OH

APPROVED

FOR TRANSFER 39.322A  
HIGHLAND COUNTY  
TAX MAP OFFICE  
DATE 5/27/97  
SIGNATURE BW

9700001863  
Filed for Record in  
PIKE COUNTY OHIO  
JOYCE LEETH  
On 05-22-1997 At 03:59 PM.  
WRTY DEED 34.00  
Vol. 77 Pg. 73 - 79 041 807

VOL 017 PG 0075

IN WITNESS WHEREOF, the said JOHN D. KESSLER  
 and his wife, ELOISE DeZWARTE who  
 hereby release their right and expectancy of dower in said  
 premises, have hereunto set their hands, this 2<sup>nd</sup> day of  
May, in the year A.D. nineteen hundred and  
 ninety-seven.

041 808

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Amy Cree  
 Amy Cree

Robert N. Drake  
 Robert N. Drake

John D. Kessler  
 JOHN D. KESSLER

Eloise DeZwarte  
 ELOISE DeZWARTE  
 His Wife

STATE OF Ohio ~~NEW JERSEY~~, COUNTY OF Licking, SS:

On this 2<sup>nd</sup> day of May, 1997, before me, a  
 Notary Public, in and for said county, personally came  
 JOHN D. KESSLER & ELOISE DeZWARTE, His Wife  
 the grantors in the foregoing deed, and acknowledged the signing  
 thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
 above mentioned.



ROBERT N. DRAKE  
 ATTORNEY AT LAW  
 Notary Public, State of Ohio  
 147.03 R.C. Lifetime Commission

Robert N. Drake

Notary Public  
 State of New Jersey  
 Commission Expires:

9700003885  
 Filed for Record in  
 HIGHLAND COUNTY, OHIO  
 DWIGHT "IKE" HODSON  
 On 05-27-1997 At 02:34 pm.  
 DEED 34.00  
 Vol. 190 Pg. 916 - 922

9700003885  
 CHARLES H WILSON JR  
 108 E MULBERRY ST  
 WEST UNION, OH 45693

VOL 077 Pg 0076

IN WITNESS WHEREOF, the said JAMES R. KESSLER  
and his wife, JOANNE B. KESSLER who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 11<sup>th</sup> day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

James David Smith  
James David Smith

James R. Kessler  
JAMES R. KESSLER

Darren O. Kavanagh  
DARREN O. KAVANAGH

Joanne B. Kessler  
JOANNE B. KESSLER  
His Wife

STATE OF Utah, COUNTY OF Weber, SS:

On this 11 day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
JAMES R. KESSLER & JOANNE B. KESSLER, His Wife  
the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.

James David Smith

Notary Public  
State of Utah  
Commission Expires:

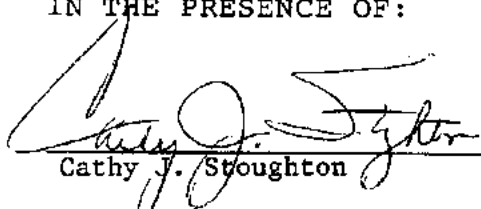


VOL 077 PG 0077


041 810

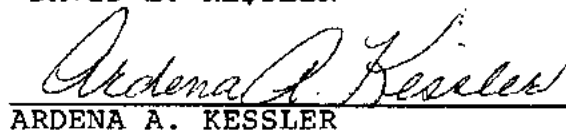
IN WITNESS WHEREOF, the said DAVID L. KESSLER  
and his wife, ARDEN A. KESSLER, who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 2nd day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

  
Cathy J. Stoughton

  
Alyce C. Seitz

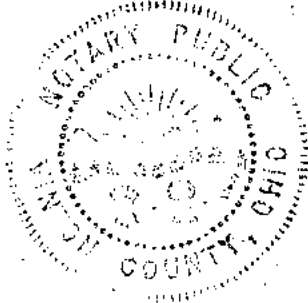
  
DAVID L. KESSLER

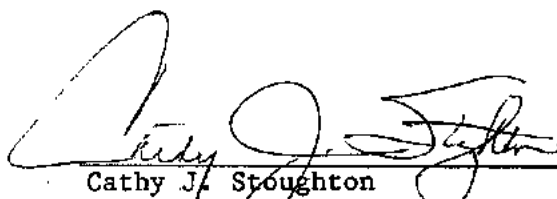
  
ARDENA A. KESSLER  
His Wife

STATE OF Ohio, COUNTY OF Vinton, SS:

On this 2nd day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
DAVID L. KESSLER & ARDEN A. KESSLER, His Wife  
the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.



  
Cathy J. Stoughton  
Notary Public  
State of Ohio  
Commission Expires: 10-13-98

VOL 077PG0078

IN WITNESS WHEREOF, the said WENDELL R. KESSLER  
and his wife, CLAIRE B. KESSLER who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 2<sup>nd</sup> day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Gianina Laun  
GIANINA FAAR

Beau A. Hamer  
BEAU A. HAMER

Wendell R. Kessler  
WENDELL R. KESSLER

Claire B. Kessler  
CLAIRE B. KESSLER  
His Wife

STATE OF Ohio, COUNTY OF T. C. Kessler, SS:

On this 2<sup>nd</sup> day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
WENDELL R. KESSLER & CLAIRE B. KESSLER, His Wife

the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.



Corinne Sinai

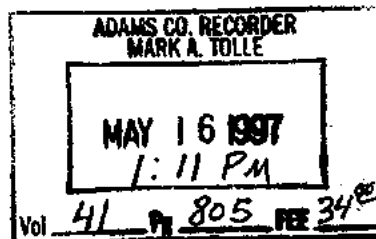
Notary Public  
State of Ohio  
Commission Expires:

CORINNE SINAI  
Notary Public, State of Ohio  
My Commission Expires May 30, 1997

TRANSFERRED  
CONVEYANCE EXAMINED,  
SEC. 319-202 R.C. COMPLIED WITH

MAY 27 1997

CONV. FEE \$ 15.30  
TRANSFER FEE \$ .50  
BILL FAWLEY HIGHLAND CO. AUDITOR



041 811

VOL 077 PG 0079



WARRANTY-DEED  
2096

KNOW ALL MEN BY THESE PRESENTS:

THAT LINDA K. FINK, A Single Woman  
JOHN D. KESSLER, A Married Man  
JAMES R. KESSLER, A Married Man  
DAVID L. KESSLER, A Married Man  
WENDELL R. KESSLER, A Married Man

Instrument  
9700001863

APR 29 1997

in consideration of One Dollar and other good and valuable  
considerations to them, in hand paid by:

THE NATURE CONSERVANCY, a non-profit corporation of the District  
of Columbia, whose principal office address is:

1815 North Lynn Street, Arlington, Virginia 22209

and whose tax mailing address is:

Ohio Field Office, 6375 Riverside Drive, Suite 50,  
Dublin, OH 43017,

do hereby GRANT, BARGAIN, SELL AND CONVEY TO THE SAID

THE NATURE CONSERVANCY, a non-profit corporation of the District  
of Columbia, its successors and assigns forever, the following  
described real estate:

Description of the 199.126 acres to be transferred by Clara P.  
Kessler, et al, along State Route No. 41, Brush Creek Road and  
Edwin Shoemaker Road and along Strait Creek.

Being situated in Thomas Pemberton's Military Survey No. 7372 and  
Mountjoy's Military Survey No. 1568, in the Township of Franklin, in  
the County of Adams, in the Township of Brush Creek, in the County of  
Highland and in the Township of Mifflin, in the County of Pike, in the  
State of Ohio and bounded and described as follows:

Beginning at a spike set at the intersection of the centerlines of  
State Route No. 41 and Straight Creek Road No. T-239 A; thence with  
the centerline of said State Route No. 41 for the next nine calls, N.  
33 deg. 46 min. 40 sec. E. a distance of 199.14 feet to a spike set;  
thence N. 35 deg. 33 min. 29 sec. E. a distance of 207.71 feet to a spike  
set; thence N. 33 deg. 28 min. 29 sec. E. a distance of 221.39 feet to a  
spike set; thence N. 37 deg. 30 min. 09 sec. E. a distance of 75.53 feet  
to a spike set; thence N. 45 deg. 00 min. 53 sec. E. a distance of 134.29  
feet to a spike set; thence N. 49 deg. 01 min. 13 sec. E. a distance of  
990.36 feet to a spike set; thence N. 48 deg. 18 min. 08 sec. E. a  
distance of 111.12 feet to a spike set; thence N. 46 deg. 13 min. 37 sec.  
E. a distance of 75.27 feet to a spike set; thence N. 38 deg. 57 min. 37  
sec. E. a distance of 63.98 feet to a spike set at the intersection of  
the centerlines of said State Route No. 41 and Brush Creek Road No.  
T-423 A; thence with said Brush Creek Road, S. 30 deg. 49 min. 36 sec. E.  
a distance of 420.00 feet to a spike set in the centerline of said  
Brush Creek Road and a corner to a 41.201 acres of Kevin A. and  
Charlotte S. Murphy as recorded in Volume 339, page 92 of the Highland  
County Records, said stone being N. 53 deg. 20 min. 56 sec. E. a distance  
of 238.89 feet from a county line stone found between Highland and  
Pike Counties; thence with three lines of Murphys, N. 69 deg. 58 min. 00  
sec. E. a distance of 414.17 feet to an iron pin set; thence S. 69 deg.  
02 min. 00 sec. E. a distance of 429.00 feet to an iron pin set; thence  
N. 5 deg. 27 min. 36 sec. E. a distance of 538.26 feet to an iron pin  
found and a corner to a 99.216 acres of Christopher A. Bauer, et al  
as recorded in Volume 299, page 927; thence with four lines of said  
Bauer, S. 77 deg. 03 min. 00 sec. E. a distance of 975.09 feet to an iron  
pin found; thence S. 3 deg. 11 min. 51 sec. W. a distance of 119.12 feet  
to an iron pin found; thence S. 72 deg. 42 min. 21 sec. E. a distance of  
313.83 feet to an iron pin found east of Strait Creek; thence S. 67  
deg. 27 min. 45 sec. E. a distance of 363.00 feet to an iron pin found  
south of said creek and a corner to a 95 acres of Earl Smith and  
Eugene Hopkins as recorded in Volume 166, page 599 of the Pike County  
Records; thence with four lines of said Smith and Hopkins, S. 64 deg.  
13 min. 05 sec. E. a distance of 388.18 feet to a point in said Strait  
Creek; thence with said creek for the next three calls, S. 80 deg. 07

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

MAY 16 1997

CONVEYANCE FEE 3.80

TRANSFER FEE 50

CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

VOL 077 PG 0073

INDEXED

RECEIVED JUL 21 1997



041 806

min. 13 sec. E. a distance of 353.15 feet to a point; thence N. 47 deg. 38 min. 12 sec. E. a distance of 226.67 feet to a point; thence N. 55 deg. 55 min. 14 sec. E. a distance of 304.94 feet to a point in said centerline and a corner to a 89.457 acres of the property of the Nature Conservancy as recorded in Volume 209, page 692 of the Pike County Records and a reference iron pin found on the north bank, being N. 39 deg. 53 min. 11 sec. E. 18.50 feet from said point; thence with lines of said property and with said centerline for the next ten calls, S. 67 deg. 50 min. 12 sec. E. a distance of 46.30 feet to a point; thence S. 55 deg. 27 min. 48 sec. E. a distance of 74.70 feet to a point; thence S. 26 deg. 26 min. 08 sec. E. a distance of 91.39 feet to a point; thence S. 7 deg. 11 min. 15 sec. W. a distance of 284.75 feet to an iron pin found; thence S. 61 deg. 55 min. 05 sec. W. a distance of 357.96 feet to a point; thence S. 48 deg. 02 min. 54 sec. W. a distance of 78.85 feet to a point; thence S. 17 deg. 01 min. 02 sec. W. a distance of 47.39 feet to a point; thence S. 51 deg. 49 min. 25 sec. E. a distance of 203.95 feet to a point; thence S. 72 deg. 37 min. 17 sec. E. a distance of 302.53 feet to a point; thence S. 54 deg. 17 min. 40 sec. E. a distance of 92.61 feet to a point in the centerline of said Strait Creek and a reference iron pin found on the east bank and being S. 47 deg. 19 min. 15 sec. E. a distance of 25.72 feet from said point; thence with five lines of said property, S. 16 deg. 00 min. 56 sec. W. a distance of 140.00 feet to an iron pin found; thence S. 19 deg. 46 min. 38 sec. W. a distance of 188.82 feet to an iron pin found; thence S. 31 deg. 44 min. 34 sec. W. a distance of 337.66 feet to an iron pin found; thence S. 30 deg. 26 min. 38 sec. E. a distance of 310.79 feet to an iron pin found; thence S. 78 deg. 55 min. 46 sec. E. a distance of 480.06 feet to an iron pin found and a corner to a 165 acres of Thelma Dugan as recorded in Volume 235, page 33 of the Adams County Records; thence with said Dugan's line, S. 63 deg. 06 min. 16 sec. W. a distance of 1897.13 feet to a spike set in the centerline of Edwin Shoemaker Road No. T-210; thence with said road and with the line of a 399.45 acres of the property of the Church of the Brethren of Southern Ohio as recorded in Volume 175, page 204 of the Adams County Records, N. 36 deg. 16 min. 40 sec. W. a distance of 2847.06 feet to an iron pin set and a corner to said property; thence with a line of said property, S. 4 deg. 46 min. 37 sec. W. a distance of 993.93 feet to a stone found and a corner to a 350.02 acres of John E. Jr. and Charlotte A. Murphy as recorded in Volume 215, page 64 and Volume 220, page 497 of the Adams County Records; thence with a line of said Murphys, N. 85 deg. 40 min. 26 sec. W. a distance of 2373.97 feet to a spike set in the centerline of the aforementioned State Route No. 41; thence with said centerline, N. 29 deg. 18 min. 31 sec. E. a distance of 123.90 feet to the beginning, CONTAINING 199.126 ACRES more or less, being a consolidation of Parcel No. 1 of the First Tract of the 116 1/2 acres, Second Tract of the 16 1/4 acres and Parcel No. 3 of the 61 3/4 acres of the premises transferred to Clara P. Kessler, et al, in Volume 281, page 113 of the Adams County Records, Volume 338, page 316 of the Highland County Records and Volume 207, page 764 of the Pike County Records, being 9.557 acres in Franklin Township, Adams County, Ohio, 39.32 acres in Brush Creek Township, Highland County, Ohio and 150.248 acres in Mifflin Township, Pike County, Ohio and subject to all legal highways and easements. Bearings are magnetic and based upon the N. 33 deg. 46 min. 40 sec. E. line alone the centerline of State Route No. 41. All iron pins set or found are 5/8".

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on May 29, 1992.

and all the Estate, Right, Title and Interest of the said grantors in and to said premises, TO HAVE AND TO HOLD the same with all the privileges and appurtenances thereunto belonging, to the said grantee,

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia its successors and assigns forever.

AND the said LINDA K. FINK; JOHN D. KESSLER & ELOISE DeZWART, His Wife; JAMES R. KESSLER & JOANNE B. KESSLER, His Wife;

DAVID L. KESSLER & ARDENA A. KESSLER, His Wife;

WENDELL R. KESSLER & CLAIRE B. KESSLER, His Wife;

do hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE and UNINCUMBERED, and that they will DEFEND the same against all lawful claims of all persons whatsoever.

for No 12-037700.00 dwc

DESCRIPTION APPROVED BY  
DENNY SALISBURY  
PIKE COUNTY ENGINEER

MAY 20 1997

CHECKED BY *MS*

VOL 077 PG 0074



IN WITNESS WHEREOF, the said LINDA K. FINK  
 who hereby releases her right in said premises, has hereunto  
 set her hand, this 5<sup>th</sup> day of April, in the year  
 A.D. nineteen hundred and ninety seven.

SIGNED AND ACKNOWLEDGED IN  
 THE PRESENCE OF:

Cindy R. Herrera  
 CINDY R. HERRERA  
Cindy R. Herrera  
 LAXMI VARMA  
Laxmi Varma  
 LAXMI VARMA  
 STATE OF NEW JERSEY, COUNTY OF

Linda K. Fink  
 LINDA K. FINK

Middlesex, SS: 508 483 289

On this 5<sup>th</sup> day of April, 1997, before me,  
 a Notary Public, in and for said County, personally came  
 LINDA K. FINK  
 the grantor in the foregoing Deed, and acknowledged the signing  
 thereof to be her voluntary act and deed.  
 Witness my official signature and seal on the date last  
 above mentioned.

TRANSFERRED  
 TRANSFER FEE \$58  
 CONVEYANCE EXAMINED  
 SEC. 319-202 R.C. COMPLIED WITH

MAY 22 1997

AMT \$117.00  
 TEDDY L. WHEELER  
 PIKE COUNTY AUDITOR

*CLW*

Prepared by  
 Charles H. Wilson  
 103 E. Main  
 Wheeling, WV 26061  
 Attorney at Law

APPROVED  
 FOR TRANSFER — 39,322A  
 HIGHLAND COUNTY  
 TAX MAP OFFICE  
 DATE 5/27/97 WAS 32,400A  
 SIGNATURE BW

Notary Public  
 State of New Jersey  
 Commission Expires:

LAXMI VARMA  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires May 27, 1997

9700001863  
 Filed for Record in  
 PIKE COUNTY OHIO  
 JOYCE LEEETH  
 On 05-22-1997 At 03:59 PM.  
 WRTY DEED 34.00  
 Vol. 77 Pg. 73 - 79 041 807

VOL 017 PG 0075

IN WITNESS WHEREOF, the said JOHN D. KESSLER 041 808

and his wife, ELOISE DEZWARTE who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 2<sup>nd</sup> day of May, in the year A.D. nineteen hundred and ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Amy Cree  
Amy Cree

Robert N. Drake  
Robert N. Drake

John D. Kessler  
JOHN D. KESSLER

Eloise Dezwarte  
ELOISE DEZWARTE  
His Wife

STATE OF Ohio ~~NEW JERSEY~~, COUNTY OF Licking, SS:

On this 2<sup>nd</sup> day of May, 1997, before me, a Notary Public, in and for said county, personally came JOHN D. KESSLER & ELOISE DEZWARTE, His Wife the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last above mentioned.



ROBERT N. DRAKE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
147.03 R.C. Lifetime Commission

Robert N. Drake

Notary Public  
State of New Jersey  
Commission Expires:

9700003885  
Filed for Record in  
HIGHLAND COUNTY, OHIO  
DWIGHT "IKE" HODSON  
On 05-27-1997 At 02:34 pm.  
DEED 34.00  
Vol. 190 Pg. 916 - 922

9700003885  
CHARLES H WILSON JR  
108 E MULBERRY ST  
WEST UNION, OH 45693

VOL 077 PG 0076

IN WITNESS WHEREOF, the said JAMES R. KESSLER  
and his wife, JOANNE B. KESSLER who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 11<sup>th</sup> day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

James David Smith  
James David Smith

Darren C. Kavanagh  
DARREN C. KAVANAGH

James R. Kessler  
JAMES R. KESSLER

Joanne B. Kessler  
JOANNE B. KESSLER  
His Wife

STATE OF Utah, COUNTY OF Weber, SS:

On this 11 day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
JAMES R. KESSLER & JOANNE B. KESSLER, His Wife  
the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.

James David Smith

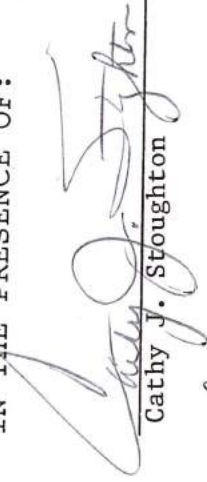
Notary Public  
State of Utah  
Commission Expires:



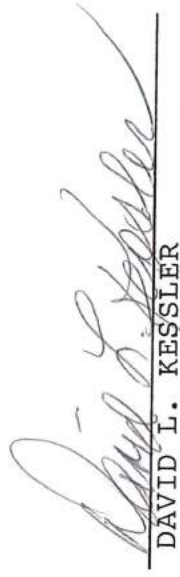


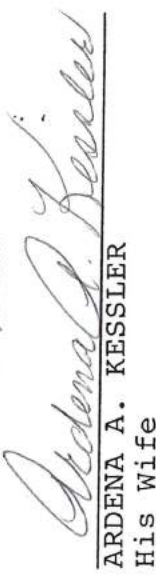
IN WITNESS WHEREOF, the said DAVID L. KESSLER  
and his wife, ARDENA A. KESSLER, who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 2nd day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

  
Cathy J. Stoughton

  
Alyce C. Seitz

  
DAVID L. KESSLER


  
ARDENA A. KESSLER  
His Wife

STATE OF Ohio, COUNTY OF Vinton, SS:

On this 2nd day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
DAVID L. KESSLER & ARDENA A. KESSLER, His Wife  
the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.



  
Cathy J. Stoughton  
Notary Public  
State of Ohio  
Commission Expires: 10-13-98

IN WITNESS WHEREOF, the said WENDELL R. KESSLER  
and his wife, CLAIRE B. KESSLER who  
hereby release their right and expectancy of dower in said  
premises, have hereunto set their hands, this 2<sup>nd</sup> day of  
April, in the year A.D. nineteen hundred and  
ninety-seven.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Guannia Fawcett  
GUANNIA FAWCETT

Beau A. Hamer  
BEAU A. HAMER

Wendell R. Kessler  
WENDELL R. KESSLER

Claire B. Kessler  
CLAIRE B. KESSLER  
His Wife

STATE OF Ohio, COUNTY OF Lancaster, SS:

On this 2<sup>nd</sup> day of April, 1997, before me, a  
Notary Public, in and for said county, personally came  
WENDELL R. KESSLER & CLAIRE B. KESSLER, His Wife  
the grantors in the foregoing deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

Witness my official signature and seal on the date last  
above mentioned.



Corinne Sinai

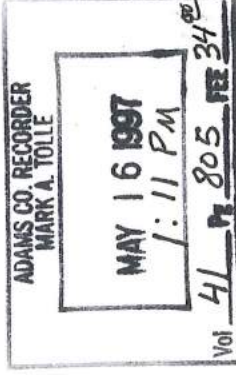
Notary Public  
State of Ohio  
Commission Expires:

**CORINNE SINAI**  
Notary Public, State of Ohio  
My Commission Expires May 30, 1997

TRANSFERRED  
CONVEYANCE EXAMINED,  
SEC. 319-202 R.C. COMPLIED WITH

MAY 27 1997

CONV. FEE \$ 15.30  
TRANSFER FEE \$ .50  
BILL FAWLEY HIGHLAND CO. AUDITOR





WARRANTY DEED

APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
DATE 9-26-02 BY A.S.  
Par. # 134-18  
ADAMS COUNTY ENGINEER  
DAVID C HOOK P.E., P.S.

**KNOW ALL MEN BY THESE PRESENTS:**

*That* **WILLIAM A. KNAUFF & KATHY KNAUFF, husband & wife,**  
of Adams County, Ohio, in consideration of one dollar and other good and valuable  
considerations to them paid by **THE NATURE CONSERVANCY, A NON-PROFIT**  
**CORPORATION OF THE DISTRICT OF COLUMBIA**, whose address is 4245 North  
Fairfax Drive, Suite 100, Arlington, Virginia 22203-1606 the receipt whereof is hereby  
acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said **THE NATURE**  
**CONSERVANCY, A NO-PROFIT CORPORATION OF THE DISTRICT OF**  
**COLUMBIA** its successors and assigns forever, the following described real estate:

Situated in the township of Brush Creek, County of Adams and State of Ohio:

**BEGINNING** at an ash in the line of Floyd McKenzie; thence with the same N. 31 deg. E. 248  
feet to the south line of St. Rt. #125; thence in a westerly direction with the south line of St. Rt.  
#125, approximately 50 rods to a stone in said highway line; thence S. 11 deg. W. 252 feet to a  
stone in the line of Manford Grooms; thence S. 72 deg. E. 32 poles to a stone in a small draw;  
thence N. 82 deg. E. 18.8 poles to a stone, corner to Floyd McKenzie to the place of beginning,  
**CONTAINING 3 ACRES, 138 SQ. RODS** more or less.

**SAVE & EXCEPT:** 0.720 Ac. to The Nature Conservancy Vol. 224, Pg. 31.

**LAST TRANSFER: O.R. VOL. 157, PAGE 812 & O.R. VOL. 122, PAGE 561.**

and all the **Estate, Title and Interest** of the said grantors **WILLIAM A KNAUFF & KATHY**  
**KNAUFF** either in Law or Equity, of, in and to the said premises; **Together** with all the  
privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof;  
**To have and to hold** the same to the only proper use of the said **THE NATURE**  
**CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF**  
**COLUMBIA** its successors and assigns forever.

**And the said, WILLIAM A. KNAUFF & KATHY KNAUFF** for themselves and their  
heirs, executors and administrators, do hereby **Covenant** with the said **THE NATURE**  
**CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF**  
**COLUMBIA** its successors and assigns, that they are the true and lawful owners of the said  
premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free**  
**and Unincumbered; And further,** That they do **Warrant and Will Defend** the same against all  
claims of all persons whomsoever.

**In Witness Whereof,** the said **WILLIAM A KNAUFF & KATHY KNAUFF,**  
who hereby release all their right and expectancy of **Dower** in said premises, have hereunto set  
their hands this 27<sup>th</sup> day of September, 2002.

TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 119.22 O.R.C.  
EXEMPT

SEP 27 2002  
CONVEYANCE FEE 21.00  
TRANSFER FEE  
CARROLL

RECEIVED NOV 06 2002

Instrument Book Page  
200200005250 OR 169 183

William A Knauff  
WILLIAM A. KNAUFF  
Kathy Knauff  
KATHY KNAUFF

**STATE OF OHIO, COUNTY OF ADAMS SS.**

Be it Remembered, that on this 27<sup>th</sup> day of September, 2002,  
before me, the subscriber, a notary public in and for said state, personally came

**WILLIAM A. KNAUFF AND KATHY KNAUFF**

the grantors in the foregoing deed, and acknowledged the signing thereof to be their  
voluntary act and deed.

*In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal  
on the day and year last aforesaid.*



David D. Wilson, Jr.  
DAVID D. WILSON, JR.  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003

This instrument was prepared by: Wilson Law Office, Attorneys at Law  
108 E. Mulberry St., West Union, OH 45693/rej

200200005250  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
09-27-2002 03:23 pm.  
DEED 14.00  
OR Book 169 Page 183 - 184

DAVID C. HOOK BE' 62'  
ADAMS COUNTY ENGINEER  
DATE # BA  
JULY 1996 DEPARTMENT  
APPROVED FOR 18V125E8



4 3 7

REC'D - FEES

1987 MAR -5 PM 12:41

## General Warranty Deed

CAROL A. KNAUFF, an unmarried Adams  
divorced womanfor valuable consideration paid, grant(s) with general warranty covenants, to "The Nature Conservancy,  
a non-profit corporation of the District of Columbia," whose tax-mailing address is  
1504 West First Avenue, Columbus, Ohio 43212the following REAL PROPERTY: Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek:

BEGINNING at an iron pin in the centerline of Old State Route No. 125,  
corner to Bernice Hazelbaker; thence with the centerline of said Old  
Route S 40 deg 54' W a distance of 160.40 feet to an iron pin in said  
centerline, corner to Donald Grooms; thence with three lines of said  
Grooms, N 54 deg 45' W, crossing SR 125, a distance of 360.00 feet to  
an iron pin; thence S 49 deg 11' W a distance of 328.05 feet to an  
iron pin; thence S 60 deg 29' E, crossing SR 125, a distance of 296.00  
feet to an iron pin in the centerline of Old SR 125; thence with the  
centerline, S 61 deg 50' W a distance of 225.25 feet to a stake in  
said old centerline and corner to Roy Phipps; thence with three lines  
of said Phipps, N 40 deg 15' W, crossing SR 125, a distance of 637.00  
ft. to a stake; thence N 16 deg 47' E a distance of 428.23 ft. to a  
poplar; thence N 41 deg 28' W a distance of 487.33 ft. to a maple in  
the line of Otto Hayslip; thence with said Hayslip's line, S 76 deg  
37' E a distance of 1255.30 ft. to an iron pin, corner to the afore-  
mentioned Bernice Hazelbaker; thence with four lines of said Hazelbaker  
S 61 deg 10' W a distance of 313.00 ft. to a stake; thence S 26 deg 20'  
E a distance of 279.00 ft. to a stake; thence S 68 deg 10' W a distance  
of 20.00 ft. to a stake; thence S 38 deg 50' E a distance of 233.95 ft.  
to the beginning, CONTAINING 16.20 ACRES of land, more or less, being  
a corrected description of the remaining property of the premises  
transferred to Ruby McGuire in Vol. 212, pg. 437, and subject to all  
legal highways and easements.

Approved For Transfer

A. H. Williams  
Notary PublicPrior Instrument Reference: Volume 268 Page 631 of the Deed Records of  
County, Ohio. Carol A. Knauff, an unmarried woman

Adams J. Hanson

Grantor, releases all rights of dower therein. Witness her hand(s) this  
of March, 1987MAR 5, 1987  
#1476

Signed and acknowledged in presence of:

Robert D. Castor  
  
Sheila Browning

CAROL A. KNAUFF

State of Ohio

County of Adams

ss.

BE IT REMEMBERED, That on this  
the subscriber, a notary public  
Carol A. Knauff

4TH day of March, 1987, before me,

in and for said state, personally came,

the Grantor(s) in the

foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

Lifetime Commission

This instrument was prepared by

Castor &amp; Foster

Attorneys at Law

West Union, OH 45693

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

TRANSFERRED 3/5, 1987  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEES	13.00
EXEMPT	
W.M. J. STONE, County Auditor	



# KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM A. KNAUFF & KATHY KNAUFF, husband and wife &

ROBERT E. HAYSLIP, a single man, of Adams County, Ohio, in consideration of one dollar and other good and valuable considerations to them paid by THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA whose address is 6375 Riverside Drive, Suite 50, Dublin, Ohio 43017, the receipt whereof is hereby

acknowledged, do hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF

COLUMBIA, its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek in Military Survey 12888.

BEGINNING at a spike in the centerline of State Route No. 125, a corner to the land of Darrell Vogler, and the most southwesterly corner of the land herein described; thence leaving the road, with Darrell Vogler's line N 62 deg 52' E 301.32 feet to an iron pipe; thence with Darrell Vogler and Jeff Brown's line N 63' 11" E 946.12 feet to an iron pin, a corner of Jeff Brown and the Nature Conservancy; thence with the line of the Nature Conservancy for the next two calls, S 72 deg 15' E 327.26 feet to an iron pin; thence S 16 deg 01 min W 255.61 feet to a spike in the center line of Old State Route No. 125, a corner to David Rogers; thence with the road, David Rogers and John Fleenor's line N 68 deg 39' W 330.44 feet to a spike; thence, leaving the road with John Fleenor's line S 20 deg 32' W 456.78 feet to a spike in the center line of State Route No. 125' thence with the centerline of State Route No. 125 N 84 deg 17' W 890.10 feet to the place of beginning and CONTAINING 8.82 ACRES, subject to existing easements for public roads and highways and public utilities.

Being the remaining land transferred to Richard Spires and Phyllis Spires by deed recorded in Deed Book 177, Page 409, in the office of the Recorder of Adams County, Ohio

A survey of this property was made in September, 1977, by Lawrence W. Thatcher, Registered Surveyor No. 6312.

Being the property transferred to William A. Knauff, Kathy Knauff and Robert E. Hayslip by deed recorded in O.R. 122, page 478 in the office of the Recorder of Adams County, Ohio.

LAST TRANSFER: OR 122, PAGE 478

and all the *Estate, Title and Interest* of the said grantors, WILLIAM A. KNAUFF & KATHY KNAUFF & ROBERT E. HAYSLIP, either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said, THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns forever.

And the said, WILLIAM A. KNAUFF & KATHY KNAUFF & ROBERT E.

HAYSLIP, for themselves and their heirs, does hereby Covenant with the said THE NATURE CONSERVANCY, A NON-PROFIT CORPORATION OF THE DISTRICT OF COLUMBIA, its successors and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claims of all persons whomsoever.

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_  
JAN 31 2002  
DATE 1-31-02 BY 413  
Par. # 134-21  
APPROVED FOR TRANSFER  
TAX MAP DEPARTMENT  
ADAMS COUNTY ENGINEER  
DAVID C HOOK PE., P.S.  
CONVEYANCE FEE 25.00  
TRANSFER FEE 5.00  
CARROLL E. NEWMAN  
REGISTERED ENGINEER

Signed and acknowledged in presence of:

William A. Knauff  
Regina Knauff

William A. Knauff  
WILLIAM A. KNAUFF

Kathy Knauff  
KATHY KNAUFF

Robert E. Hayslip  
ROBERT E. HAYSLIP

STATE OF OHIO COUNTY OF ADAMS SS.

Be it Remembered, that on this 31<sup>st</sup> day of JANUARY, 2002, before me, the subscriber, a notary public in and for said state, personally came

WILLIAM A. KNAUFF & KATHY KNAUFF

ROBERT E. HAYSLIP

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

*In Testimony Whereof, I have herunto subscribed my name and affixed my*

*notarial seal and year last aforesaid.*

DAVID D. WILSON, JR.

NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 19, 2003



William A. Knauff

This instrument was prepared by: Wilson Law Office, Attorneys at Law,  
108 E. Mulberry Street, West Union, OH 45693/rwj

200200000582  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TULLE  
01-31-2002 01:18 PM.  
DEED 14.00  
UR Book 148 Page 90 - 91



*Joster*

2637

# WARRANTY DEED

PAUL E. KNOOP, JR., a married man of Miami County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, whose tax mailing address is c/o Ohio Field Office, 1504 West 1st Avenue, Columbus OH 43212, the following **REAL**

## PROPERTY:

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio and bounded and described as follows:

M.S.#14729, 14766 and 15727.

BEGINNING at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner to the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of a 50 feet wide right of way for the next three calls, S 22 deg 20 min W a distance of 174.11 feet to an iron pin in the centerline of a small creek; thence S 18 deg 55 min W a distance of 406.19 feet to an iron pin; thence S 38 deg 55 min W a distance of 159.91 feet to an iron pin at the south termination of said right of way; thence with a division line through the original 363.91 acres, S 7 deg 12 min E a distance of 317.37 feet to an iron pin, corner to Marcelia Shupert; thence with said Shupert's line, S 2 deg 23 min E a distance of 247.55 feet to a stone, corner to Donald Grooms; thence with said Grooms' line, S 50 deg 34 min W a distance of 552.25 feet to a stone, corner to Janet E. Boland, et al; thence with said Boland's line for the next three calls, N 71 deg 29 min W a distance of 736.13 feet to an iron pin; thence N 16 deg 03 min E a distance of 626.20 feet to an iron pin; thence N 16 deg 03 min E a distance of 507.43 feet to an iron pin; thence with three division lines through the original tract, S 73 deg 59 min E a distance of 205.00 feet to an iron pin; thence N 19 deg 22 min E a distance of 503.32 feet to an iron pin on the north bank of a small creek; thence N 2 deg 59 min E, passing an iron pin at 198.21 feet, a distance of 219.27 feet to a spike in the centerline of the aforementioned Cline Road; thence with said centerline, S 48 deg 05 min E a distance of 145.29 feet to the beginning, CONTAINING 25.26 ACRES more or less, part of the original 363.91 acres of the premises transferred to James Dittmer, et al in Vol. 248, page 783 subject to all legal highways and easements and included in and subject to the above mentioned right of way for grantor and grantee for ingress and egress from Cline Road.

Surveyed: Keith C. Swearingen, Surveyor No. 6215, March, 1980.  
93-39 pek-nc

Prior Instrument Reference: Vol. 276, page 664, of the Deed Records of Adams County, Ohio.

Catherine H. Knoop, wife of grantor,, release(s) all rights of dower therein. Witness their hand(s) this 11th day of October, 1993.

TRANSFERRED 10/12, 1993  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE \$72

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>20.02</u>
EXEMPT	
CARROLL E. NEWMAN, County Auditor	

Approved For Transfer

*Paul E. Knoop, Jr.*  
Adams County Engineer

*C. Knoop*  
149-65

304 259 OCT 12 1993  
RECEIVED OCT 26 1993



Signed and acknowledged in the presence of:

*Alan W. Foster*  
Alan W. Foster

*Sheila Browning*  
Sheila Browning

*Paul E. Knoop, Jr.*  
PAUL E. KNOOP, JR.

*Catherine H. Knoop*  
CATHERINE H. KNOOP

STATE OF OHIO      COUNTY OF ADAMS      ss:

BE IT REMEMBERED, That on this 11<sup>th</sup> day of October, 1993, before me, the subscriber, a notary public in and for said state, personally came PAUL E. KNOOP, JR. and CATHERINE H. KNOOP, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

*Alan W. Foster*  
Alan W. Foster  
Notary Public  
Lifetime Commission

Prepared by:

ALAN W. FOSTER  
Attorney at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNT,

RECORDER

REC'D. FEES

14<sup>00</sup>

OCT 12 93

2:33 PM

RECORDED

VOL. 304

PAGE 259

MARK A. TOLLE

DEED

Instrument 201100000319 OR Book Page 371 429

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 1-31-11 By: KLB  
Par. #: 164-10-11e 11  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JAN 31 2011

CONVEYANCE FEE 184.00  
TRANSFER FEE 1.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201100000319  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
01-31-2011 At 03:10 pm.  
DEED 36.00  
OR Book 371 Page 429 - 431

Parcel Nos.: 164-00-00-010.000 and 164-00-00-011.000  
File No.: 10Q0108-1

### GENERAL WARRANTY DEED

Richard N. Landis, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

More commonly known as: 258 Hanging Tree Road  
Stout, OH 45684  
Prior Deed Reference: Official Record Book 328, Page 522  
Auditor's Parcel Nos: 164-00-00-010.000 & 164-00-00-011.000

Executed this 28<sup>th</sup> day of January, 2011.

  
Richard N. Landis

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 28<sup>th</sup> day of January, 2011 by Richard N. Landis, Grantor herein.

  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.08 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

**EXHIBIT "A"****Parcel I:**

Situated in the Township of Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 14354 and also being all of Parcel 1 of the original 19.38 acres and 10.621 acres out of Parcel 2 of the original 12.00 acres owned by Richard L. Landis as recorded in O.R. 328, Page 522, Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of Blue Creek Road (C-18 C) and John Robinson Road (T-413); thence with a tie line, South 39° 15' 06" East 350.45 feet to a spike set in the centerline of Hanging Tree Road (50 feet right of way O.R. 328, Page 522) and also a corner to 10.01 acres of Michael and Nancy Holbrook (O.R. 61, Page 641) and also a corner to Parcel 1 of 2.10 acres of The Upper Blue Creek Tabernacle, Inc. (O.R. 237, Page 45) and being the real point of beginning; thence with the centerline of said 50 feet wide right of way, Hanging Tree Road, and with the line of said Holbrook for the next two calls, South 40° 57' 00" West 25.96 feet to a spike set; thence South 26° 38' 00" West 134.01 feet to a spike set in said centerline; thence continuing with said Holbrook's line, North 86° 11' 20" East, passing a 5/8" iron pin found at 26.20 feet, a total distance of 1145.57 feet to a 5/8" iron pin found and in the line of 26.770 acres of Denver L. and Nancy E. Lewis (O.R. 93, Page 637); thence with said Lewis' line, South 13° 51' 36" 531.86 feet to a 5/8" iron pin found and a corner to 15.00 acres of Roger Wayne, Sr. and Brenda Sue Bare (D.B. 297, Page 154); thence with said Bare's line for the next three calls, South 42° 31' 46" West 48.99 feet to a 5/8" iron pin found; thence South 46° 37' 00" West, passing a 5/8" iron pin found at 1227.39 feet, a total distance of 1252.83 feet to a 5/8" iron pin found in the centerline of the aforementioned 50 feet wide right of way; thence South 46° 37' 00" West, passing a 5/8" iron pin found at 26.50 feet, a total distance of 290.62 feet to a 5/8" iron pin set and in the line of 61.233 acres of Richard A., Jr. and Darlene Rhodes (O.R. 95, Page 118); thence with said Rhodes' line for the next two calls, North 09° 05' 50" West 1273.55 feet to a 5/8" iron pin set; thence North 01° 50' 00" East 395.42 feet to a 5/8" iron pin found and a corner to the aforementioned Upper Blue Creek Tabernacle, Inc.; thence with said Tabernacle's line, North 81° 14' 24" East passing a 5/8" iron pin found at 128.89 feet, a total distance of 151.98 feet to the beginning, containing 31.212 acres more or less. Save and Except 1.211 acres more or less leaving to be conveyed 30.001 acres more or less and being subject to all legal right of ways, easements and restrictions of record and included with and subject to is the above mentioned 50 feet wide right of way previously granted and retained in O.R. 328, Page 522 for ingress and egress to and from John Robinson Road (T-413). Bearings are based upon the South 46° 37' 00" West line.

The above survey was performed under the supervision of Ty R. Peil, Registered Land Surveyor No. 7524 on December 10, 2010 and found in File No. A-10-163. Filename: richardlandis130001acR.

**Parcel II:**

Together with and subject to a 50 foot easement for ingress and egress as in O.R. 252, Page 527, and in O.R. 284, Page 300 of the Recorder's Records of Adams County, Ohio described as follows:

Situated in the Township of Jefferson, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 14354 and being a 50 feet wide right of way previously granted and retained in O.R. 328, Page 522 and described as follows:

Beginning at a reference point at a spike found at the intersection of Blue Creek Road (C-18 C) and John Robinson Road (T-413); thence with the centerline of said John Robinson Road, North 74° 58' 00" East 77.05 feet to a spike set in said centerline and at its intersection with the centerline of a Private 50 feet wide Right of Way (O.R. 328, Pg. 522) and BEING THE REAL POINT OF BEGINNING; thence with the centerline of said 50 feet wide Right of Way for the next twenty-two calls, North 78° 21' 00" East 77.69 feet to a spike set; thence North 63° 05' 00" East 84.10 feet to a spike set; thence North 77° 26' 00" East 70.25 feet to a spike set; thence South 01° 36' 00" West 165.59 feet to a spike set; thence South 18° 17' 00" East 89.14 feet to a spike set; thence South 40° 57' 00" West 120.00 feet to a spike set; thence South 40° 57' 00" West 25.96 feet to a spike set; thence South 26° 38' 00" West 134.01 feet to a spike set; thence South 08° 36' 00" West 111.16 feet to a spike set; thence South 01° 25' 00" West 102.18 feet to a spike set; thence North 71° 53' 00" East, 102.34 feet to a spike set; thence South 05° 35' 00" East 182.34 feet to a spike set; thence South 09° 42' 00" West 108.36 feet to a spike set; thence South 09° 42' 00" West 60.00 feet to a spike set; thence South 03° 54' 00" West 95.54 feet to a spike set; thence South 03° 54' 00" West 45.64 feet to a spike set; thence South 30° 14' 00" East 257.61 feet to a spike set; thence South 30° 14' 00" East 40.65 feet to a spike set; thence South 24° 02' 38" East 91.35 feet to a spike found; thence South 08° 06' 05" East 108.46 feet to a spike found; thence South 13° 48' 30" East 172.85 feet to a spike set; thence South 25° 39' 00" East 57.70 feet to a 5/8" iron pin found in the centerline of said 50 feet wide Right of Way and in the north line of 15.00 acres of Roger Wayne, Sr. and Brenda Sue Bare (D.B. 297, Pg. 154) and at the south termination of said 50 feet wide Right of Way, previously granted and retained in O.R. 328, Pg. 522 and is to used by grantors and grantees for ingress and egress. Bearings are based upon the South 46° 37' 00" West line as recorded in O.R. 328, Pg. 522.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on December 10, 2010 and found in File No. A-10-163. Filename: richadrllandis50rwr.

# WARRANTY DEED

MICHAEL L. GROOMS AND JUDY GROOMS, husband and wife, DONALD BARNHILL AND CLARINE BARNHILL, husband and wife, AND TIM LEWIS AND TERESA LEWIS, husband and wife, of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn St., Arlington, VA 22209, whose tax mailing address is Ohio Field Office, 1504 W 1st Avenue, Columbus, OH 43212, the following REAL PROPERTY:

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio being part of Military Survey No's 15567 and 14831, OH and MC Lot No. 23, and Pre Emption Claim No 18, and also being part of the premises conveyed to Michael L. Grooms, etal, as recorded in Vol 292, page 649, Adams County Deed Records, and bounded and described as follows:


BEGINNING at a spike (set) at the intersection of the centerlines of Richard Taylor Road, (T-405) and Randall's Run Road for the next thirteen (13) calls, S 11 deg 35 min 00 sec E 102.25 feet to a spike (set); thence S 4 deg 45 min 00 sec E 521.36 feet to a spike (set); thence S 5 deg 40 min 00 sec E 237.77 feet to a spike (set); thence S 8 deg 34 min 00 sec E 91.52 feet to a spike (set); thence S 23 deg 27 min 00 sec E 64.76 feet to a spike (set); thence S 33 deg 16 min 00 sec E 315.05 feet to a spike (set); thence S 29 deg 11 min 00 sec E 171.43 feet to a spike (set); thence S 36 deg 01 min 00 sec E 89.92 feet to a spike (set); thence S 38 deg 35 min 00 sec E 234.60 feet to a spike (set); thence S 36 deg 33 min 00 sec E 63.75 feet to a spike (set); thence S 22 deg 54 min 00 sec E 74.52 feet to a spike (set); thence S 12 deg 24 min 00 sec E 113.63 feet to a spike (set); thence S 26 deg 58 min 00 sec E 59.90 feet to a spike (set), said spike being a corner of Mary L. Taylor (Vol 162 page 277 ACDR); thence leaving said Randall's Run Road and with said Mary L. Taylor for the next two calls, S 57 deg 48 min 37 sec W 1030.88 feet to a rebar (set); thence S 89 deg 40 min 53 sec W 474.95 feet to a rebar (set), said rebar being a corner of Ruth Turner (Vol 220, page 170 ACDR); thence with said Ruth Turner for the next three calls, N 87 deg 28 min 13 sec W 813.87 feet to a stone (found); thence N 26 deg 19 min 20 sec E 601.85 feet to a rebar (set); thence N 47 deg 11 min 22 sec W 1501.84 feet to a stone (found), said stone being a corner of Survival Specialists (Vol 270, page 778, ACDR); thence with said Survival Specialist, Inc., N 5 deg 35 min 30 sec E 1494.01 feet to a rebar (set), said rebar being a corner of Gary M. and Kathleen Blankenship (Vol 278, page 391, ACDR); thence with said Gary M. and Kathleen Blankenship for the next two calls, S 88 deg 23 min 31 sec E 1374.63 feet to a stone (found); thence N 85 deg 55 min 12 sec E 281.49 feet to a rebar (set), said rebar being a corner of Maude Ratliff (Vol 286, pag 715, ACDR); thence with said Maude Ratliff for the next two calls, S 17 deg 55 min 48 sec E 638.61 feet to a rebar (set); thence N 79 deg 34 min 19 sec E 302.59 feet to the place of beginning CONTAINING 141.770 ACRES more or less, and being subject to all legal rights of way and easements of record.

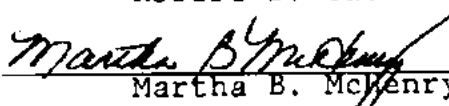
The basis of all bearing is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in July, 1991.

Prior Instrument Reference: Vol. 292, page 649, of the Deed Records

of Adams County, Ohio.

MICHAEL L. GROOMS AND JUDY GROOMS, husband and wife, DONALD BARNHILL AND CLARINE BARNHILL, husband and wife, AND TIM LEWIS AND TERESA LEWIS, husband and wife, the Grantors, release all rights of dower therein. Witness their hand(s) this 3rd day of October 1991. Signed and acknowledged in the presence of:

  
Robert D. Castor

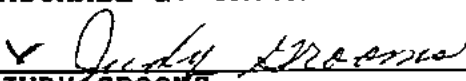
  
Martha B. McHenry

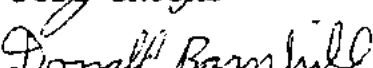
ADAMS COUNTY  
RECORDER  
REC'D - FEES 10<sup>00</sup>

OCT 03 91 11:00 AM


RECORDED  
VOL. 293 PAGE 802  
BILL McHENRY

  
MICHAEL L. GROOMS

  
JUDY GROOMS

  
DONALD BARNHILL

  
CLARINE BARNHILL


  
TIM LEWIS

  
TERESA LEWIS

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 3rd day of October, 1991, before me, the subscriber, a notary public in and for said state, personally came MICHAEL L. GROOMS AND JUDY GROOMS, husband and wife, DONALD BARNHILL AND CLARINE BARNHILL, husband and wife, AND TIM LEWIS AND TERESA LEWIS, husband and wife the Grantors, in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

ACCEPTABLE FOR TRANSFER

S. G. #3886

10-3-91

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 75.00  
EXEMPT  
CARROLL E. NEWMAN, County Auditor

TRANSFERRED 10-3 1991  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE 504



417

018 622

# WARRANTY DEED

DON LIST and JULIE D. WEBER-LIST, husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, whose principal office address is 1815 North Lynn Street, Arlington, Virginia 22209, but whose tax mailing address is 1504 West First Avenue, Columbus, Ohio 43212-3495, the following **REAL PROPERTY**:

Being situated in Military Survey No. 13784, in the Township of Brush Creek, County of Adams and State of Ohio, bounded and described as follows:

Beginning at an iron pin in the centerline of Old State Route No. 125, corner to Larry Shiveley; thence with the centerline of Old State Route No. 125, N 58 deg 40 min E a distance of 381.67 feet to an iron pin, corner to Harry Bell; thence with said Bell's line and the line of Kenneth Vogler, N 85 deg 00 min E a distance of 1350.00 feet to a stake; thence S 5 deg 00 min W a distance of 66.00 feet to a stake; thence S 85 deg 59 min E a distance of 1318.78 feet to a stake; thence S 10 deg 10 min E a distance of 148.50 feet to an iron pin; thence S 33 deg 50 min E a distance of 132.10 feet to an iron pin, corner to Ralph Burnes; thence with said Burnes line, S 77 deg 43 min W a distance of 2560.40 feet to an iron pin in the line of William Hall; thence with said Hall's for the next two calls, N 41 deg 32 min W a distance of 789.77 feet to a spike in the centerline of State Route No. 125; thence N 46 deg 49 min W a distance of 75.53 feet to the beginning, **CONTAINING 40.28 ACRES**, more or less, being the same premises transferred to Elvin H. Pollard in Volume 139, page 127 and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH September, 1975.  
95-01 DL-NC

Prior Instrument Reference: Vol. 278, page 480, of the Official Record Books of Adams County, Ohio.

DON LIST and JULIE D. WEBER-LIST, release(s) all rights of dower therein. Witness their hand(s) this 6 day of February, 1996.

Signed and acknowledged in the presence of:

Alan W. Foster  
ALAN W. FOSTER

Dana N. Kemp  
DANA N. KEMP

Don List  
DON LIST

Julie D. Weber-List  
JULIE D. WEBER-LIST

RECEIVED JUN 8 7 1996

STATE OF OHIO                      COUNTY OF ADAMS    ss:

BE IT REMEMBERED, That on this 6<sup>th</sup> day of February, 1996, before me, the subscriber, a notary public in and for said state, personally came DON LIST and JULIE D. WEBER-LIST, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

*[Handwritten Signature]*

Prepared by:  
ALAN W. FOSTER  
Attorney at Law  
228 N. Market Street  
West Union, OH 45693

Alan W. Foster, Attorney-at-Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 142.03 O.C.



135-23

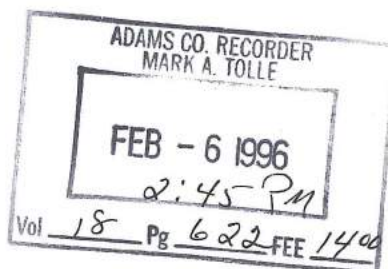
FEB 6 1996

*H. Brown*

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT 2

FEB 06 1996

CONVEYANCE FEE 20.00  
TRANSFER FEE 50.00  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR



331

## GENERAL WARRANTY DEED

242

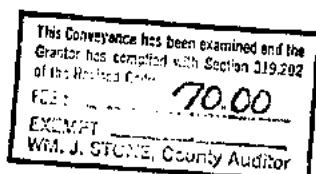
RE-RECORDED  
471PUSH HERRING 32 01  
US 60-122 HERRING 32 01

ROBERT C. LITTNER, a married man, PATRICIA M. JAUCH, a married woman, ALBERT THOMAS LITTNER, a married man, LEONARD A LITTNER, a married man, EILEEN R. WEBER a married woman, AND LISA BARKEY, a married woman, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, with its principal office at 1815 North Lynn Street, Arlington, VA 22209, and whose tax mailing address is Ohio Field Office, 1504 West 1st Avenue, Columbus, Ohio 43212, the following REAL PROPERTY:

Situated in Military Survey Nos. 8311, 13625, 14079, 14239, 15268, 15336 and 16196 in the Township of Green, County of Adams, and State of Ohio, and bounded and described as follows:

BEGINNING at a stone found at a corner of a 200.01 acres of the property of The Nature Conservancy as recorded in Volume 236, page 746 and in the line of a 75.39 acres of Robert Terwillegar as recorded in Volume 213, page 491; thence with six lines of said Terwillegar, N 6 deg 10 min W a distance of 68.05 feet to an iron pin set; thence N 5 deg 10 min W a distance of 891.00 feet to an iron pin set; thence N 6 deg 10 min W a distance of 848.60 feet to an iron pin set; thence N 82 deg 46 min W a distance of 142.25 feet to an iron pin set; thence N 2 deg 07 min W a distance of 295.70 feet to an iron pin set; thence S 87 deg 40 min W a distance of 132.00 feet to a stone found in the line of a 184½ acres of Leonard Dauer as recorded in Volume 202, page 64 and a corner to a 6.83 acres of Lillie Harrison as recorded in Volume 261, page 232; thence with a line of the 6.83 acres, N 4 deg 28 min W a distance of 437.55 feet to a stone found and a corner to a 26.27 acres of The Nature Conservancy as recorded in Volume 236, page 346; thence with eight lines of the 26.27 acres, N 61 deg 28 min E a distance of 330.00 feet to an iron pin set; thence S 75 deg 51 min E a distance of 803.25 feet to an iron pin set; thence N 23 deg 45 min W a distance of 181.50 feet to an iron pin set; thence N 5 deg 01 min W a distance of 238.35 feet to an iron pin set; thence N 34 deg 00 min E a distance of 152.60 feet to an iron pin set; thence N 64 deg 15 min E a distance of 89.10 feet to a stone found; thence N 48 deg 00 min E a distance of 141.90 feet to a stone found; thence N 78 deg 13 min E a distance of 413.25 feet to a stone found and a corner to a 152.02 acres of the property of The Nature Conservancy as recorded in Volume 252, page 293; thence with six lines of said property, S 65 deg 30 min E a distance of 412.50 feet to a stone found; thence S 31 deg 00 min E a distance of 544.50 feet to an iron pin set; thence N 69 deg 00 min E a distance of 181.50 feet to an iron pin set; thence S 27 deg 00 min W a distance of 132.00 feet to an iron pin set; thence S 4 deg 10 min W a distance of 1172.15 feet to an iron pin set; thence S 73 deg 39 min E a distance of 872.00 feet to an iron pin set west of Black's Run Road; thence S 59 deg 46 min W a distance of 1041.95 feet to an iron pin set and a corner of the aforementioned 200.01 acres of The Nature Conservancy; thence with five lines of said tract, N 49 deg 39 min W a distance of 775.50 feet to an iron pin set; thence S 49 deg 42 min W a distance of 854.22 feet to an iron pin set; thence S 46 deg 59 min E a distance of 316.66 feet to an iron pin set; thence S 32 deg 57 min E a distance of 193.33 feet to an iron pin set; thence S 77 deg 24 min W a distance of 886.34 feet to the beginning CONTAINING 120.05 ACRES, more or less, being a consolidation of the premises transferred to Mildred S. Littner in Volume 173, page 437 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 77 deg 24 min W line along the property of 200.01 acres of the property of The Nature Conservancy. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in February, 1976, and November 9, 1988.

(continued)



TRANSFERRED 2-9-89  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 4.50

Approved For Transfer  
A. H. Wallingford  
Adams County Engineer  
R. Davis  
FEB 09 89  
15931

Prior Instrument Reference: Vol. 173, page 437, of the Deed Records of Adams County, Ohio. Robert C. Littner and Miriam Littner, his wife; Patricia M. Jauch and Edwin Jauch her husband; Albert Thomas Littner and his wife; Leonard A. Littner and Patricia A. Littner, his wife; Eileen R. Weber and James J. Weber, her husband and Lisa Barkey and Anthony M. Barkey, her husband, of the Grantor, releases all rights of dower therein. Witness their hand(s) this 6<sup>th</sup> day of February, 1989.

Signed and acknowledged in the presence of:

Marilyn L. Shearin

Albert T. Littner Albert T. Littner  
Robert C. Littner Miriam Littner  
their attorney in fact, Albert T.

Betty L. Kreese

Albert T. Littner Albert T. Littner  
Patricia Jauch Edwin Jauch  
by their attorney in fact, Albert  
T. Littner  
Albert T. Littner Rose A. Littner  
Albert T. Littner Rose A. Littner  
Albert T. Littner Albert T. Littner  
Leonard Littner Patricia Littner  
by their attorney in fact Albert  
T. Littner  
Albert T. Littner Albert T. Littner  
Eileen R. Weber James J. Weber  
by their attorney in fact Albert T.  
Littner  
Albert T. Littner Albert T. Littner  
Lisa Barkey Anthony M. Barkey  
by their attorney in fact Albert T.  
Littner

ADAMS COUNTY  
REC'D. - FEES 10.00

1989 FEB -9 PM 1:59

RECORDED  
VOL. 282 PAGE 103  
BILL McHENRY  
Re-Recording  
ADAMS COUNTY  
REC'D. - FEES 11.00

MAR 1 89 10:40 AM

RECORDED  
VOL. 282 PAGE 262  
BILL McHENRY

STATE OF OHIO COUNTY OF HAMILTON ss:

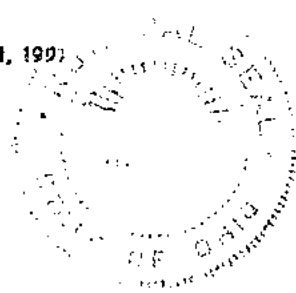
BE IT REMEMBERED, That on this 6<sup>th</sup> day of February, 1989, before me, the subscriber, a notary public in and for said state, personally came Robert C. Littner, Miriam Littner, Patricia M. Jauch, Edwin Jauch, Leonard A. Littner, Patricia A. Littner,, Eileen R. Weber, James J. Weber, Lisa Barkey, and Anthony Barkey, by their attorney in fact, Albert T. Littner, and Albert T. Littner, and Rose A. Littner, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Karen Voss

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street

KAREN VOSS, Notary Public  
In and for the State of Ohio  
My Commission Expires MAR, 1, 1991





PUSOHRIEVQ1, Q1  
USOASSRIEVQ1, LOCC1

## General Warranty Deed\*

HAZEL LOCKHART, a widow woman, and JAMES M. LOCKHART, a married man, of Adams County,

for valuable consideration paid, grant(s) with general warranty covenants, to

THE NATURE CONSERVANCY, a non profit corporation of the District of Columbia

, whose tax-mailing address is  
1504 West First St.  
Columbus, OH 43212  
in the Statethe following **REAL PROPERTY**: Situated in the County of Adams  
of Ohio and in the Township of Green:

In Military Survey Nos. 491, 13089 and 15281 and bounded and described as follows:

**Beginning** at a stone found in the line between Military Survey Nos. 491 and 15574 and 15747 and a corner to a 39.33 acres of Henry C. and Ella M. Ross as recorded in Volume 226, page 717; thence with said Ross' line, S 21 deg 11 min 00 sec W a distance of 879.03 feet to a spike set in the centerline of US Route No. 52; thence with the said centerline, for the next two calls, N 88 deg 20 min 50 sec W a distance of 1262.95 feet to a spike set; thence N 86 deg 37 min 33 sec W a distance of 154.26 feet to a spike set in said centerline and in the line of a 25 acres of Gary and Bonnie Greenlee as recorded in Volume 215 page 260; thence with two lines of said Greenlees' N 19 deg 42 min 58 sec E a distance of 1192.83 feet to a large beech; thence N 75 deg 20 min 25 sec W a distance of 350.83 feet to an iron pin set and a corner to a 214 acres of George R. Gaffin as recorded in Volume 251, page 414, thence with seven lines of said Gaffin, N 41 deg 00 min 00 sec W a distance of 1155.00 feet to an iron pin set; thence N 21 deg 00 min 00 sec E a distance of 1044.95 feet to an iron pin set; thence S 86 deg 00 min 00 sec E a distance of 830.34 feet to an iron pin set; thence S 16 deg 00 min 00 sec E a distance of 198.00 feet to an iron pin set; thence S 67 deg 00 min 00 sec E a distance of 330.00 feet to an iron pin set; thence S 49 deg 00 min 00 sec E a distance of 495.00 feet to an iron pin set; thence S 39 deg 00 min 00 sec E a distance of 1650.00 feet to an iron pin set in the line of Robert and Catherine Shiveley as recorded in Volume 180, page 112 and in the line between Military Survey Nos. 15574 and 15747 and 13437; thence with said Shiveley's line and the military survey line, S 11

\*continued on back page

Prior Instrument Reference: Volume 272 Page 18 of the Deed Records of Adams County, Ohio. Hazel Lockhart, James M. Lockhart & Katharine C.M. Lockhart, his wife Grantor, releases all rights of dower therein. Witness their hand(s) this 21st. day of December, 1988

Signed and acknowledged in presence of:

Lois Hughes  
Patricia J. Gardner

Hazel Lockhart  
Hazel Lockhart  
James M. Lockhart  
James M. Lockhart  
Katharine C.M. Lockhart  
Katharine C.M. Lockhart

State of Ohio

County of Adams ss.

BE IT REMEMBERED, That on this  
the subscriber, a Notary Public

21st. day of December, 1988, before me,  
in and for said state, personally came,

Hazel Lockhart, a widow woman  
forgoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

LOIS HUGHES

Notary Public, State of Ohio

My Commission Expires 3/20/91

CASTOR &amp; FOSTER

Attorneys at Law

228 North Market Street

West Union, Ohio 45693

This instrument was prepared by

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.

(3) Delete whichever does not apply.

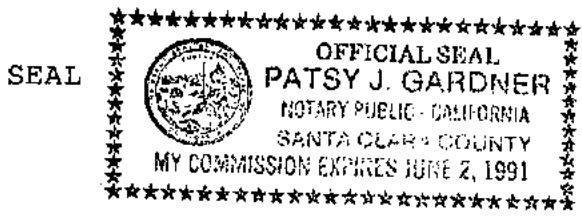
(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

STATE OF CALIFORNIA COUNTY OF Santa Clara ss:

Be it remembered that on this 18 day of Dec., 1988, before me subscriber, a notary public in and for said state, personally came James M. Lockhart and Katharine C.M. Lockhart, his spouse, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Patsy J. Gardner  
Notary Public

\*continued from preceding page

deg 00 min 00 sec W a distance of 429.00 feet to an iron pin set in the line of the aforementioned Henry C. and Ella M. Ross; thence with said Ross' line, N 75 deg 23 min 19 sec W a distance of 477.89 feet to the beginning **CONTAINING 121.400 ACRES** more or less, being all of Tract 2 of the original 59-1/2 acres, all of Parcel 2 of the original 40 acres and part of Parcel 1 of the original 70-1/2 acres of the premises transferred to Hazel Lockhart and James Lockhart in Volume 272, page 19 and subject to all legal highways and easements. Bearings are magnetic and based upon the N 19 deg 42 min 58 sec E line along the property of Gary and Bonnie Greenlee. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on October 13, 1988.

TRANSFERRED 12/30, 1988  
WM. J. STONE  
ADAMS COUNTY AUDITOR  
FEE 1.50

Approved For Transfer  
A. H. Wallingford  
Adams County Engineer  
J. C. [Signature]  
DEC 30 88  
15932

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 63.80  
EXEMPT  
WM. J. STONE, County Auditor

6192  
**General  
Warranty  
Deed**

FROM

Hazel & James Lockhart

TO

The Nature Conservancy

ADAMS COUNTY  
RECORDER  
SEC. - 102  
1988 DEC 30 PM 2:01  
RECORDED  
VOL. 281 PAGE 507  
BILL McHENRY



APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 9-24-10 By: AS  
Par. #: 104-PID 145  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

SEP 24 2010

CONVEYANCE FEE 254.40  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201000003030  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
09-24-2010 At 02:53 pm.  
DEED 60.00  
OR Book 364 Page 300 - 305

Parcel No: 164-00-00-048.000  
File No.: 10Q0076-1

### GENERAL WARRANTY **DEED**

Michael L. Luman and Karen A. Luman, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 272, Page 680  
Auditor's Parcel No: 164-00-00-048.000

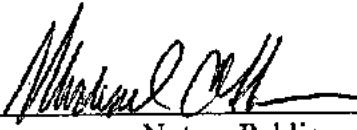
Executed this 21<sup>st</sup> day of September, 2010.

Michael L. Luman  
Michael L. Luman

Karen A. Luman  
Karen A. Luman

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 21<sup>st</sup> day of September, 2010 by Michael L. Luman and Karen A. Luman, Grantors herein.

  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\10Q0076-1 Nature Conservancy - Luman\deed.doc

# Know All Men by These Presents

That JOHN F. MCCLURE, an unmarried man  
of Adams County, Ohio,  
in consideration of One Dollar and other good and valuable consideration  
to him in hand paid by THE NATURE CONSERVANCY  
whose address is 328 E. Hennepin Ave., Minneapolis, Minnesota  
does hereby **Grant, Bargain Sell and Convey**  
to the said THE NATURE CONSERVANCY, its successors

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Situated in the County of Adams in the State of Ohio and in the Township of Green and bounded and described as follows:

Beginning at a spike in the centerline of Harris Hamm Road; thence with said centerline for the next four calls, S. 54° W. 382.40 ft. to a spike; thence S. 46° 47 min. W. 388.95 feet to a spike; thence S. 6° W. 231 feet to a spike; thence S. 33° W. 577.50 feet to a spike; thence N. 35° W. 759 feet to a stake; thence S. 55° W. 445.50 feet to a stake; thence N. 33° 35 min. E. 307.05 feet to a stake; thence N. 7° 49 min. W. 364.10 feet to a stake; thence N. 8° 33 min. E. along the edge of a cliff, 582.05 feet to a stake; said line being the western line of Layman Morrison; thence S. 78° 15 min. E. 1,596.65 feet to the beginning containing 29.95 acres, more or less, and being a part of Survey Nos. 15268, 8312 and 8311. New Survey by Robert Satterfield June, 1966 No. 4238.

LAST TRANSFER: Vol. 196 Page 326, Adams County Deed Records.

APPROVED FOR TRANSFER  
R.E. Satterfield  
ADAMS COUNTY ENGINEER

S. Palmer  
OCT 3 1980  
15940

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

THE NATURE CONSERVANCY, its successors

~~do~~ and assigns forever. And the said JOHN F. MCCLURE

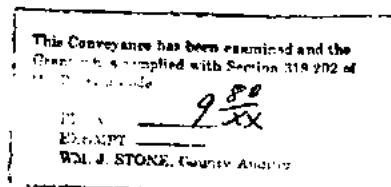
do es hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

TRANSFERRED  
FEE 354

OCT 03 1980

WILLIAM J. STONE,  
COUNTY ENGINEER

27



(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

28

## XXIX

RECORDED  
VOLUME 251 PAGE 27  
ROBERT C. BLANTON



## General Warranty Deed\*

ROBERT L. MC INTOSH, an  
unremarried divorced man ' of Adams County,  
for valuable consideration paid, grant(s) with general warranty covenants, to  
THE NATURE CONSERVANCY, a non-profit corporation, whose tax-mailing address is  
of the District of Columbia, 1800 North Kent St. Arlington, VA 22209  
tax mailing- 1504 West First Avenue, Columbus, OH 43212  
the following **REAL PROPERTY**: Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek,

Being situated in Military Survey No. 1976 and bounded and described as follows:

BEGINNING at an iron pin at the point of intersection of the centerline of Knauff Road, corner to Forest Pendell and at the northwest corner of the described description; thence S 77 deg 47' E a distance of 838.15 ft. to an iron pin; thence with lines of James Fries, N 87 deg 59' E a distance of 447.30 ft. to a stone; thence S 9 deg 08' W a distance of 1932.78 ft. to an iron pin; thence along the top of a cliff, N 70 deg 22' W a distance of 142.98 ft. to an iron pin; thence S 88 deg 06' W a distance of 444.52 ft. to an iron pin; thence S 9 deg 51' W a distance of 797.75 feet to an iron pin; thence S 13 deg 49' E a distance of 312.42 ft. to an iron pin; thence N 82 deg 47' W a distance of 328.25 ft. to an iron pin, corner to Stanley Rowe; thence with said Rowe's line, N 76 deg 21' W a distance of 1639.39 ft. to an iron pin in the centerline of Knauff Road; thence with said centerline for the next five calls, N 41 deg 26' E a distance of 1527.06 ft. to an iron pin; thence N 43 deg 24' E a distance of 538.05 ft. to an iron pin; thence N 7 deg 26' E a distance of 285.21 ft. to an iron pin; thence N 31 deg 05' E a distance of 416.20 ft. to an iron pin; thence N 3 deg 24' W a distance of 524.13 ft. to the beginning] CONTAINING 97.85 ACRES more or less, being a consolidation of the premises transferred to Harry J. Knauff in Volume 116, page 231, and Vol. 133, page 192 and subject to all legal highways and easements.

A survey of the above property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in July, 1970.

Prior Instrument Reference: Volume 209 Page 22 of the Deed Records of Adams  
County, Ohio. Robert L. McIntosh wife (husband) of the  
Grantor, releases all rights of dower therein. Witness his hand(s) this 30 day  
of December, 19 87  
Signed and acknowledged in presence of:

Robert D. Castor  
  
Amy Hedrick

ROBERT L. MC INTOSH

State of Ohio County of Adams ss.  
BE IT REMEMBERED, That on this 30th day of December, 19 87, before me,  
the subscriber, a notary public in and for said state, personally came,  
Robert L. McIntosh, an unremarried divorced man the Grantor(s) in the  
foregoing deed; and acknowledged the signing thereof to be his voluntary act and deed.  
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal  
on the day and year last aforesaid.

Lifetime Commission

This instrument was prepared by Castor & Foster, Attorneys at Law  
228 N. Market St., West Union, OH

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

149

3 0 6 2

# General Warranty Deed

Approved For Transfer

*A. H. Wallingford*

Adams County Engineer

*J. C. Chappin*

DEC 30 1987

554

FROM

This Conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code.

FEE \$

58.00

EXEMPT

WM. J. STONE, County Auditor

TO

TRANSFERRED 1230, 19 87  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

1987 DEC 30 PM 2:34

RECORDED  
VOL. 277 PAGE 149  
BILL McHENRY



**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

# DEED BY CORPORATION

1381

Adams County Engineer  
D. HANSEN  
JUN 12 89  
#22070

KNOW ALL MEN BY THESE PRESENTS

THAT THE NATURE CONSERVANCY, the grantor, a non-profit corporation organized and existing under the laws of the District of Columbia, in consideration of FORTY FIVE THOUSAND ----- dollars (\$45,000.00) to it paid by WILLARD B. BAGGETT and JUANITA K. BAGGETT whose address is 139 New Hampshire Drive, Ashland, Kentucky 41101 the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the said WILLARD B. BAGGETT and JUANITA K. BAGGETT, his or her heirs, successors and assigns forever, the following described REAL ESTATE: Situate in the township of BrushCreek, County of Adams, State of Ohio:

Being situated in Military Survey No. 1976 and bounded and described as follows:

BEGINNING at an iron pin at the point of intersection of the centerline of Knauff Road, corner to Forest Pendell and at the northwest corner of the described description; thence S 77 deg 47' E a distance of 838.15 ft. to an iron pin; thence with lines of James Fries, N 87 deg 59' E a distance of 447.30 ft. to a stone; thence S 9 deg 08' W a distance of 1932.78 ft. to an iron pin; thence along the top of a cliff, N 70 deg 22' W a distance of 142.98 ft. to an iron pin; thence S 88 deg 06' W a distance of 444.52 ft. to an iron pin; thence S 9 deg 51' W a distance of 797.75 feet to an iron pin; thence S 13 deg 49' E a distance of 312.42 ft. to an iron pin; thence N 82 deg 47' W a distance of 328.25 ft. to an iron pin, corner to Stanley Rowe; thence with said Rowe's line, N 76 deg 21' W a distance of 1639.89 ft. to an iron pin in the centerline of Knauff Road; thence with said centerline for the next five calls, N 41 deg 26' E a distance of 1527.06 ft. to an iron pin; thence N 43 deg 24' E a distance of 538.05 ft. to an iron pin; thence N 7 deg 26' E a distance of 285.21 ft. to an iron pin; thence N 31 deg 05' E a distance of 416.20 ft. to an iron pin; thence N 3 deg 24' W a distance of 524.13 ft. to the beginning CONTAINING 97.85 ACRES more or less, being a consolidation of the premises transferred to Harry J. Knauff in Volume 116, page 231, and Vol. 133, page 192 and subject to all legal highways and easements.

A survey of the above property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in July, 1970.

SAVE AND EXCEPT: Beginning at an iron pin set in Knauff Road No. T-146 and a corner to a 674.69 acres of Louise B. Rowe as recorded in Volume 194, page 218 and a corner to a 106.86 acres of Ollis Tarter as recorded in Volume 189, page 257 and at the southwest corner of the original 97.85 acres; thence with said Knauff Road, N 41° 26' 00" E a distance of 1397.42 feet to a spike set in said centerline of Knauff Road; thence with a division line through the original 97.85 acres and with an existing fence, S 69° 54' 03" E, passing an iron pin set at 20.00 feet, a distance of 1124.84 feet to an iron pin found and a corner to a 100 acres of Mary Trickel as recorded in Volume 232, page 863; thence with two lines of said Trickel, S 9° 51' 00" W a distance of 797.75 feet to an iron pin found; thence S 13° 49' 00" E a distance of 346.24 feet to an iron pin set in the line of a 126.70 acres of the property of the Federal Land Bank as

TRANSFERRED 6/21 1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 2.00

This Conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code.  
FEE \$ 15.00  
EXEMPT  
WM. J. STONE, County Auditor

recorded in Volume 266, page 297; thence with a line of said property, N 76° 52' 31" W a distance of 190.04 feet to an iron pin found and a corner to the aforementioned Louise Rowe; thence with said Rowe's line, N 76° 30' 39" W a distance of 1791.64 feet to the beginning CONTAINING 40.669 ACRES more or less being a part of the original 97.85 acres of the premises transferred to Robert McIntosh and Susan McIntosh in Volume 209, page 22 and subject to all legal highways and easements. Bearings are magnetic and based upon the N 41° 26' 00" E line along Knauff Road.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on April 22, 1987.

Last Transfer Vol. 266 Page 297

#### RESTRICTIONS

1. The above described real estate shall not be subdivided into more than four (4) tracts with each said tract containing at least ten (10) acres. Additionally, there shall not be more than one dwelling placed on each of such tracts.

This restriction shall be placed in any future deeds, made by vendor, vendee or the successor in interest of either and shall run with the land.

and all the ESTATE, TITLE and INTEREST of the said THE NATURE CONSERVANCY grantor, either in Law or Equity, in and to the said premises; TOGETHER with all the privileges and appurtenances to the same belonging: To have and to hold the same to the only proper use of the said WILLARD B. BAGGETT and JUANITA K. BAGGETT, his or her heirs, successors, and assigns forever.

And the said THE NATURE CONSERVANCY, grantor, for itself and for its successors, hereby Covenants with the said WILLARD B. BAGGETT and JUANITA K. BAGGETT, his or her heirs, successors, and assigns, that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered; And further, That it does Warrant and will Defend the same against all claims of all persons whomsoever:

IN WITNESS WHEREOF, The said THE NATURE CONSERVANCY grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by Russen Van Herik, its Vice President, and Dianne Masters, its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors, this 14th day of June, 1989.

Signed and acknowledged in the presence of us:

Peter McKeever  
Peter McKeever

Leslie W. White  
Leslie W. White

THE NATURE CONSERVANCY

By: [Signature]

Vice President

Dianne Masters  
Asst. Secretary

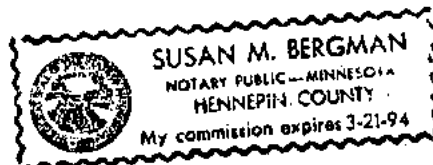
STATE OF Minnesota COUNTY OF Hennepin ss:

Be It Remembered, That on this 14th day of June, 1989, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Russell Van Herik, Vice President and Dianne Masters, Assistant Secretary, of THE NATURE CONSERVANCY the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation, and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

[Signature]  
Susan M. Bergman

This instrument was prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693



ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

JUN 22 89 12:31  
A.M.

RECORDED  
VOL. 283 PAGE 448  
BILL MCHEENRY



#1412

Vol 209 Page 692

**GENERAL WARRANTY DEED \***

CAROL JANE NEU, A Married Woman

(1), of Hamilton County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to

THE NATURE CONSERVANCY, A non-profit corporation of the District of Columbia, whose tax-mailing address is 1504 West First Avenue Columbus, Ohio 43212

the following **REAL PROPERTY**: Situated in the County of PIKE in the State of Ohio and in the Township of Mifflin (2)

See Legal Description for 89.457 Acre Tract, attached hereto as Exhibit A and incorporated herein.

I hereby certify that this is a true and accurate copy of this record on file in the Pike County Recorder's office, Waverly, Ohio.

Volume 209 Page 692-697

Record of 1/23/19 M. Brewster

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

Fee \$ 24.30

EXEMPT

PAUL T. BARKER, County Auditor

Transferred July 2, 1984  
Paul T. Barker, Auditor, Pike County  
M. Pharis Deputy  
Volume 14  
Fee Paid \$ 35.00

Pike County Recorder  
By S. L. Cow

370

Prior Instrument Reference: Vol. 176 Page 369- of the Deed Records of PIKE

County, Ohio. CAROL JANE NEU and EDWIN F. NEU (3) wife (husband) of the Grantor releases all rights of dower therein. Witness their hand(s) this 4th day of June, 1984.

Signed and acknowledged in the presence of:

Witness: Richard T. LaJunesse  
WITNESS  
Witness: Edwin F. Neu  
WITNESS

Carol Jane Neu (4)  
CAROL JANE NEU  
Edwin F. Neu  
EDWIN F. NEU

State of Ohio

County of Hamilton

ss.

BE IT REMEMBERED, That on this 4th day of June, 1984, before me, the subscriber, a notary public in and for said county, personally came, CAROL JANE NEU and EDWIN F. NEU, her husband the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

Richard T. LaJunesse

RICHARD T. LAJUESSE, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration

This instrument was prepared by RICHARD T. LAJUESSE, Esq., GRAYDON, HEAD & RITCHEY, 1900 Fifth Third Center, Cincinnati, Ohio 45202

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT A

LEGAL DESCRIPTION  
The Nature Conservancy  
89.457 Acres Tract

File No. 84-113  
February 28, 1984

MICHAEL L. CRAIGER  
PIKE COUNTY ENGINEER

JUL 2 1984

CHECKED BY *BE*

Situated in the Township of Mifflin, County of Pike, State of Ohio, being a part of V.M.S. Nos. 9647-9653, and 10527, and being further bounded and described as follows:

Commencing at the intersection of State Route 124 and Nace Corner Road (County Road No. 7); thence in a southeasterly direction along the centerline of Nace Corner Road a distance of approximately 1698 ft. to the intersection of Nace Corner Road and a private roadway; thence along said private roadway in a southwesterly direction a distance of approximately 1427 ft. to a 5/8" iron pin (set) on the northwesterly bank of a stream from which a white oak tree (30" in diameter) on the northwesterly bank of said stream bears N 72 deg. 02 min. 19 sec. E, a distance of 3.50 ft., said iron pin being the southerlymost corner of the 26 1/2 acres tract owned by John C. Satterfield (Vol. 207, Page 590), the northerlymost corner of the 80 acres "Second Tract, Parcel No. 2" owned by James R. Kessler, et al (Vol. 190, Page 273), and also being the true point of beginning of the tract of land herein described; thence with Kessler's line S 75 deg. 39 min. 54 sec. W, a distance of 127.76 ft. to a point in the center of a stream from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 01 deg. 25 min. 20 sec. W, a distance of 8.00 ft.; thence with the centerline of said stream for the next twenty calls:

- (1) S 63 deg. 50 min. 41 sec. W, a distance of 181.10 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 67 deg. 53 min. 20 sec. W, a distance of 7.00 ft.;
- (2) S 38 deg. 09 min. 14 sec. W, a distance of 58.52 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 61 deg. 05 min. 20 sec. W, a distance of 8.00 ft.;
- (3) S 34 deg. 28 min. 33 sec. W, a distance of 211.73 ft. to a

MCCARTY  
ENGINEERING  
Civil Engineers  
and Surveyors

Vol 209 p. 693



- point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 48 deg. 29 min. 20 sec. W, a distance of 8.00 ft.;
- (4) S 38 deg. 11 min. 56 sec. W, a distance of 92.34 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 02 deg. 17 min. 20 sec. W, a distance of 11.00 ft.;
- (5) S 66 deg. 36 min. 48 sec. W, a distance of 91.03 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 38 deg. 37 min. 20 sec. W, a distance of 11.00 ft.;
- (6) S 32 deg. 21 min. 27 sec. W, a distance of 199.03 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 32 deg. 08 min. 20 sec. W, a distance of 10.00 ft.;
- (7) S 52 deg. 25 min. 53 sec. W, a distance of 58.32 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 27 deg. 04 min. 20 sec. W, a distance of 14.00 ft.;
- (8) S 37 deg. 12 min. 28 sec. W, a distance of 280.17 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 07 deg. 25 min. 20 sec. W, a distance of 19.00 ft.;
- (9) S 89 deg. 33 min. 45 sec. W, a distance of 227.79 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears S 05 deg. 57 min. 20 sec. W, a distance of 16.00 ft.;
- (10) S 12 deg. 08 min. 02 sec. E, a distance of 110.18 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears S 61 deg. 29 min. 40 sec. W, a distance of 12.00 ft.;
- (11) S 16 deg. 21 min. 17 sec. W, a distance of 65.55 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 87 deg. 56 min. 20 sec. W, a distance of 16.00 ft.;
- (12) S 07 deg. 43 min. 25 sec. W, a distance of 173.47 ft. to a

point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 20 deg. 29 min. 20 sec. W, a distance of 20.00 ft.;

(13) S 51 deg. 57 min. 01 sec. W, a distance of 42.56 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 73 deg. 39 min. 20 sec. W, a distance of 16.00 ft.;

(14) S 28 deg. 03 min. 52 sec. W, a distance of 71.72 ft. to a point from which a 5/8" iron pin (set) on the northwesterly bank of said stream bears N 67 deg. 32 min. 20 sec. W, a distance of 12.00 ft.;

(15) S 54 deg. 12 min. 05 sec. W, a distance of 170.28 ft. to a point from which a 5/8" iron pin (set) on the northerly bank of said stream bears N 33 deg. 45 min. 35 sec. W, a distance of 12.00 ft.;

(16) S 83 deg. 16 min. 49 sec. W, a distance of 259.64 ft. to a point from which a 5/8" iron pin (set) on the northerly bank of said stream bears N 27 deg. 29 min. 40 sec. E, a distance of 10.00 ft.;

(17) S 62 deg. 29 min. 38 sec. W, a distance of 58.16 ft. to a point from which a 5/8" iron pin (set) on the northerly bank of said stream bears N 01 deg. 22 min. 20 sec. W, a distance of 12.00 ft.;

(18) N 76 deg. 37 min. 42 sec. W, a distance of 477.80 ft. to a point from which a 5/8" iron pin (set) on the northerly bank of said stream bears N 27 deg. 45 min. 23 sec. W, a distance of 20.82 ft.;

(19) N 70 deg. 30 min. 17 sec. W, a distance of 88.86 ft. to a point from which a 5/8" iron pin (set) on the northerly bank of said stream bears N 59 deg. 02 min. 25 sec. E, a distance of 22.00 ft.;

(20) N 48 deg. 24 min. 34 sec. W, a distance of 76.06 ft. to a point marking the intersection of said stream and the centerline of Strait Creek from which a 5/8" iron pin (set) on the northeasterly bank of said fork bears N 88 deg. 14 min. 40 sec. E a distance of 16.00 ft.; thence with the centerline of Strait Creek for the next eleven calls:

Vol. 200 Page 696

- (1) N 00 deg. 56 min. 25 sec. E, a distance of 226.24 ft. to a point from which a 5/8" iron pin (set) on the easterly bank of said creek bears S 47 deg. 19 min. 15 sec. E a distance of 25.72 ft.;
- (2) N 54 deg. 17 min. 40 sec. W, a distance of 92.61 ft. to a point;
- (3) N 72 deg. 37 min. 17 sec. W, a distance of 302.53 ft. to a point;
- (4) N 51 deg. 49 min. 25 sec. W, a distance of 203.95 ft. to a point from which a 5/8" iron pin (set) on the easterly bank of said creek bears N 90 deg. 00 min. 00 sec. E, a distance of 35.00 ft.;
- (5) N 17 deg. 01 min. 02 sec. E, a distance of 47.39 ft. to a point;
- (6) N 48 deg. 02 min. 54 sec. E, a distance of 78.85 ft. to a point from which a 5/8" iron pin (set) on the southeasterly bank of said creek bears S 25 deg. 00 min. 00 sec. E, a distance of 15.00 ft.;
- (7) N 61 deg. 55 min. 05 sec. E, a distance of 357.96 ft. to a 5/8" iron pin (set) on the easterly bank of said creek marking a point of intersection of the centerline of said creek;
- (8) N 07 deg. 11 min. 15 sec. E, a distance of 284.75 ft. to a point;
- (9) N 26 deg. 26 min. 08 sec. W, a distance of 91.39 ft. to a point;
- (10) N 55 deg. 27 min. 48 sec. W, a distance of 74.70 ft. to a point;
- (11) N 67 deg. 50 min. 12 sec. W, a distance of 46.30 ft. to a point in the southeasterly line of the 95 acres tract owned by Earl J. Smith and Eugene C. Hopkins (Vol. 166, Page 599); thence with the line of Smith and Hopkins N 39 deg. 53 min. 11 sec. E, passing a 5/8" iron pin (set) on the northerly bank of said creek at 18.50 ft., a total distance of 1467.18 ft. to a 5/8" iron pin (set) by a oak tree (36" in diameter), said iron pin being the southwesterly corner of an original 33 1/2 acres, 34 poles tract owned by John C. Satterfield (Vol. 207, Page 590); thence with

Satterfield's line S 65 deg. 48 min. 58 sec. E, a distance of 436.67 ft. to a 5/8" iron pin (set) at an old stump; thence also with Satterfield's line N 78 deg. 51 min. 42 sec. E, a distance of 410.07 ft. to a 5/8" iron pin (set) by a twin red elm (12" in diameter), said iron pin being the northwesterly corner of a 26 1/2 acres tract also owned by John C. Satterfield (Vol. 207, Page 590); thence with Satterfield's line S 39 deg. 13 min. 00 sec. E, a distance of 1221.00 ft. to the true point of beginning, containing 89.457 acres of land.

Also a 24 ft. wide easement over an existing roadway as described in Vol. 176, Page 371 of the Pike County Record of Deeds.

Subject to all legal easements and rights-of-way of record. Bearings are magnetic as determined February 22, 1984.

The above description is the same real estate referred to as a 75 acres tract as conveyed to Carol Jane Neu and recorded in Vol. 176, Page 369, and Vol. 176, Page 370 of the Pike County Record of Deeds.

Land surveyed in February 1984, by Thomas E. Purtell, Registered Surveyor No. 6519.

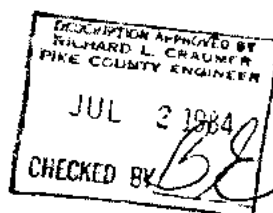
#1412

\$18.00

Transferred	7 2 84
Paul T. Barker, Auditor, Pike County	
<i>M. R.</i>	Deputy
Volume	14
Fee Paid	\$ 704

Filed July 2, 1984  
At 3:00 P.M.  
Recorded July 5, 1984  
Pike County Clerk's Office  
Volume 209 Page 692

*Janet Reno*  
RECORDER



McCARTY  
ENGINEERING  
Civil Engineers  
and Surveyors

Vol 209 Page 697

# WARRANTY DEED

260

2681

T.A. USM 201 428

T. USOHFO 45

S. USOHFO 113

SUSAN H. OSBORNE AND ROY B. OSBORNE, JR., husband and wife of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, VA 22209, whose tax mailing address is 1504 W. First Avenue, Columbus, Ohio 43212, the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio, and in the Township of Green:

Situated in the County of Adams, in the State of Ohio and in Township of Green and bounded and described as follows:

Military Survey No. 14354.

Beginning at a spike found in the centerline of West Fork Road and a corner to a 264.72 acres of James Graff Upson as recorded in Vol. 259, page 153 and a corner of the original 253.486 acres; thence with the centerline of said West Fork Road for the next two calls, N 40 deg 58 min 41 sec W a distance of 289.22 feet to a spike found; thence N 38 deg 22 min 59 sec W a distance of 125.78 feet to a spike set in said centerline of West Fork Road; thence with two division lines through the original 253.486 acres, N 41 deg 25 min 08 sec E, passing an iron pin set at 20.00 feet, a distance of 705.50 feet to an iron pin set; thence N 69 deg 36 min 25 sec E a distance of 1273.84 feet to an iron pin found and a corner to the aforementioned James Gragg Upson; thence with said Upson's line for the next five calls, S 14 deg 42 min 00 sec W a distance of 499.94 feet to an iron pin found; thence S 75 deg 46 min 00 sec W a distance of 857.58 feet to an iron pin found; thence S 45 deg 07 min 00 sec W a distance of 569.55 feet to an iron pin found; thence S 47 deg 51 min 00 sec E a distance of 88.75 feet to an iron pin found; thence S 35 deg 55 min 52 sec W a distance of 165.46 feet to the beginning, **CONTAINING 14.564 ACRES** more or less, part of the original 253.486 acres of the premises transferred to John H. Condon, Paulette Condon, Richard Thomas and Georgia Thomas as recorded in Volume 264, page 397 and subject to all legal highways and easements. Bearings are magnetic.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH, August 28, 1985.

Prior Instrument Reference: Vol. 267 , page 742 , of the Deed Records of Adams County, Ohio.

Susan H. Osborne and Roy B. Osborne, Jr. her husband the Grantors, releases all rights of dower therein. Witness their hand(s) this 21st day of November 1989.

Signed and acknowledged in the presence of:

Amy Hedrick  
Amy Hedrick

Robert D. Castor  
Robert D. Castor

Susan H. Osborne  
SUSAN H. OSBORNE

Roy B. Osborne, Jr.  
ROY B. OSBORNE, JR.

Approved For Trans:

A. H. Wallingford  
Adams County Engineer

#15983

NOV 21 89

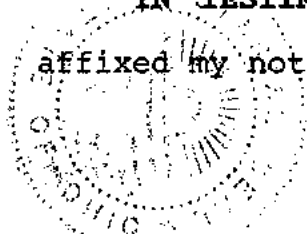
TRANSFERRED 11/21 1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50

This Conveyance has been examined and the  
Grantor has accepted a fee of \$10.00  
FEE 10.00  
EXEMPT  
WILLIAM J. STONE, County Auditor

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 21st day of November, 1989, before me, the subscriber, a notary public in and for said state, personally came Susan H. Osborne and Roy B. Osborne, Jr. the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



*Robert E. Castor*  
 \_\_\_\_\_  
 ROBERT E. CASTOR, Attorney At Law  
 Notary Public - State of Ohio  
 My commission has no expiration date.  
 Section 147.03 R. C.

Prepared by:  
 CASTOR & FOSTER  
 Attorneys at Law  
 228 N. Market Street  
 West Union, OH 45693

ADAMS COUNTY  
 RECORDER  
 REC'D. - FEES 10.00

NOV 21 89 11:24 AM

RECORDED  
 VOL. 285 PAGE 260  
 BILL McHENRY



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXEMPT  
COMPLIED WITH SECTION 5.9202 O.R.C.  
EXEMPT

APPR  
ACR  
Date 11-25-13  
Per 162-9-9.800  
ADP  
P.S.

252013  
CONVEYANCE FEE 145.90  
TRANSFER FEE 1.22  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300003874  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
11-25-2013 At 09:01 am.  
DEED 28.00  
OR Book 424 Page 590 - 591

Parcel Nos.: 162-00-00-009.000 & 162-00-00-009.800  
File No.: 13Q0108-1

## FIDUCIARY DEED

John H. Lawler, Successor Trustee, under a Trust instrument dated November 16, 1999 named the Georganna Phipps 1999 Revocable Living Trust, for valuable consideration paid, grants and conveys with fiduciary covenants, to The Nature Conservancy, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017 the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record 114, Page 279

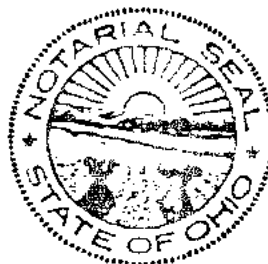
Executed this 25<sup>th</sup> day of November, 2013 by John H. Lawler, Successor Trustee, under a Trust instrument dated November 16, 1999 named the Georganna Phipps 1999 Revocable Living Trust, as duly authorized.

John H. Lawler Trustee  
John H. Lawler, Successor Trustee

STATE OF OHIO, COUNTY OF ADAMS, SS:

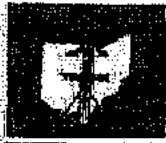
The foregoing instrument was acknowledged before me a notary public in and fore said county and state this 25<sup>th</sup> day of November by John H. Lawler, Successor Trustee, under a Trust instrument dated November 16, 1999 named the Georganna Phipps 1999 Revocable Living Trust, for and on behalf of said Trust.

[Signature]  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

GEORGANA PHIPPS  
33.126 ACRES

BEING SITUATED IN THE TOWNSHIP OF GREEN (1.270 ACRES) & BRUSH CREEK TWP. (31.856 ACRES), COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 14354 & 15345 & BEING RE-SURVEY OF ORIGINAL 33.147 ACRES T-12 IN O.R.114 PG.279 OWNED BY GEORGANA PHIPPS 199 REVOCABLE LIVING TRUST AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE INTERSECTION ABNER HOLLOW AND WEST FORK ROAD; THENCE N  $51^{\circ}41'01''$  E A DISTANCE OF 1180.78' TO A 5/8" REBAR FOUND BEING A CORNER TO 191.457 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.104 PG.459 & BEING THE TRUE POINT OF BEGINNING; THENCE WITH SAID CONSERVANCY N  $06^{\circ}35'54''$  E A DISTANCE OF 753.33' TO A 5/8" REBAR FOUND; THENCE N  $74^{\circ}02'45''$  E A DISTANCE OF 430.90' TO A 5/8" REBAR FOUND; THENCE N  $27^{\circ}19'25''$  E A DISTANCE OF 442.50' TO A 5/8" REBAR FOUND; THENCE N  $83^{\circ}36'17''$  E A DISTANCE OF 801.52' TO A 5/8" REBAR FOUND BEING A CORNER TO 142.033 ACRES P-3 OWNED BY JACK S. EVANS IN O.R.122 PG.293; THENCE WITH SAID EVANS S  $00^{\circ}05'06''$  W A DISTANCE OF 866.05' TO A 5/8" REBAR FOUND; THENCE S  $39^{\circ}06'27''$  W A DISTANCE OF 278.19' TO A 5/8" REBAR SET; THENCE S  $64^{\circ}56'27''$  W A DISTANCE OF 562.99' TO A 5/8" REBAR FOUND BEING A CORNER TO 696.599 ACRES OWNED BY THE NATURE CONSERVANCY IN D.B.297 PG.716; THENCE WITH SAID CONSERVANCY N  $82^{\circ}23'33''$  W A DISTANCE OF 364.72' TO A 5/8" REBAR SET; THENCE S  $80^{\circ}19'28''$  W A DISTANCE OF 458.77' TO A 5/8" REBAR FOUND, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 33.126 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S  $00^{\circ}05'06''$  W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON OCTOBER 15, 2013 AS FOUND IN FILE NO. 13-206.

TA. USM 00142183  
276

227

# WARRANTY DEED

WILLIAM H. PIERCE AND LOUISE PIERCE, husband and wife of the  
aka William E. Pierce  
State of Kentucky, for valuable consideration paid, grant(s) with  
general warranty covenants, to The Nature Conservancy, a non-profit  
corporation of the District of Columbia, whose tax mailing address is  
1504 West 1st Avenue, Columbus, Ohio 43212, the following **REAL**

## PROPERTY:

Description of the 78.53 acres to be transferred by William Pierce  
along Sunshine Ridge Road and adjacent to Peter Burns and George  
Rappold.

Being situated in Military Survey No. 3669, in the Townships of Brush  
Creek and Green, in the County of Adams, in the State of Ohio and  
bounded and described as follows:

Beginning at a stone found and a corner to a 57.18 acres of Peter  
Burns as recorded in Volume 230, page 399 and a corner to a 483.95  
acres of George Rappold as recorded in Volume 229, page 59; thence  
with two lines of said Rappold, S 14 deg 10 min E a distance of 774.12  
feet to a stone; thence S 84 deg 46 min E a distance of 654.74 feet to  
a stone; thence S 50 deg 21 min W a distance of 441.52 feet to a stone  
near Sunshine Ridge Road and a corner to Mount Tabor School Lot;  
thence with two lines of said lot, N 62 deg 21 min W a distance of  
108.06 feet to a stake; thence S 88 deg 32 min W a distance of 182.69  
feet to a stone near Sunshine Ridge Road; thence S 44 deg 03 min W a  
distance of 975.00 feet to a stake on the west side of a small branch;  
thence S 38 deg 57 min W a distance of 495.00 feet to a stake on the  
east side of said small branch; thence N 31 deg 09 min W a distance of  
495.00 feet to a stake; thence N 33 deg 42 min W a distance of 439.67  
feet to a stone; thence N 76 deg 57 min W a distance of 526.07 feet to  
a stake; thence S 37 deg 27 min W a distance of 129.22 feet to a post;  
thence N 38 deg 06 min W a distance of 385.20 feet to a stone; thence  
N 38 deg 57 min E a distance of 349.08 feet to a stake in the  
centerline of a hollow; thence N 45 deg 44 min W a distance of 564.27  
feet to a stake; thence N 13 deg 57 min W a distance of 404.54 feet to  
a stake; thence N 23 deg 29 min E a distance of 311.46 feet to a  
stake; thence N 65 deg 34 min E a distance of 302.02 feet to a white  
oak; thence S 1 deg 30 min E a distance of 514.28 feet to a stone;  
thence S 55 deg 41 min E a distance of 476.66 feet to a stake; thence  
N 1 deg 49 min E a distance of 172.99 feet to an iron pin and a corner  
to the aforementioned Peter Burns; thence with four lines of said  
Burns, N 61 deg 16 min E a distance of 498.11 feet to an iron pin;  
thence S 52 deg 54 min E a distance of 409.65 feet to an iron pin;  
thence S 81 deg 24 min E a distance of 383.27 feet to an iron pin;  
thence N 61 deg 27 min E a distance of 481.04 feet to the beginning;  
**CONTAINING 78.53 ACRES** more or less, being a consolidation of the  
premises transferred to William Pierce in Volume 159, page 467 and  
subject to all legal highways and easements. Being 47.00 acres in  
Brush Creek Township and 31.53 acres in Green Township.  
IBM 92-01 WP-NC

A survey of this property was made by Robert E. Satterfield,  
Surveyor No. 4238, West Union, OH August, 1975.

Prior Instrument Reference: Vol. 159, page 467, of the Deed Records

TRANSFERRED 1/28, 1992  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE 504

The Fee is \$ 25.00  
EXEMPT  
CARROLL E. NEWMAN, County Auditor

*Robert E. Satterfield*  
Adams County Engineer  
Approved For Transfer  
RECEIVED MAY 06 1992



of Adams County, Ohio.

Witness their hand(s) this 28 day of January 1992.

Signed and acknowledged in the presence of:

Linda R. Belcher

William H. Pierce

John T. Etienne

Louise Pierce

STATE OF Kentucky COUNTY OF Campbell ss:

BE IT REMEMBERED, That on this 28 day of January, 1992, before me, the subscriber, a notary public in and for said state, personally came William H. Pierce and Louise Pierce, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

Linda R. Belcher  
Notary Public  
Commission Expires 3/4/93

ADAMS COUNTY  
RECORDER  
REC'D. FEES 10<sup>00</sup>

JAN 28 92 3:52 PM  
RECORDED  
VOL. 295 PAGE 276  
BILL MCHENRY



# Know all Men by these Presents

That

RONALD EDWARD REINHOLD AND ANNA MARIE REINHOLD, husband and wife

of the City of Vicksburg

County of

and State of Mississippi

Grantors, in consideration of the sum of

one dollar and other good and valuable considerations

to them paid by THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia.

of the Township of Brush Creek

County of

Adams

and State of Ohio

Grantee, the receipt whereof is hereby

acknowledged, do hereby grant, bargain, sell and convey to the said

Grantee s THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1800 North Kent Street, Arlington, VA 22209, tax mailing address 1504 West 1st Avenue, Columbus, OH 43212

It's Successors

xxxx

Heirs and assigns forever, the

following Real Estate situated in the County of ADAMS

in the State of OHIO

and in the

TOWNSHIPS

of

BRUSH CREEK AND GREEN

and bounded and described as follows:

157.973 acres off of Black Run Road and adjacent to the property of The Nature Conservancy.

Military Survey Nos. 14062, 14079, 15308, 15599 and 16196

Beginning at a large blazed beech found and a corner to a 152.02 acres of The Nature Conservancy and 26.27 acres of The Nature Conservancy; thence with seven lines of said 26.27 acre tract, N. 63 deg. 51 min. 12 sec. W. a distance of 864.83 feet to a stone found; thence S. 15 deg. 41 min. 00 sec. E. a distance of 78.50 feet to a beech found on a cliff; thence S. 34 deg. 24 min. 00 sec. W. a distance of 162.00 feet to a white oak on said cliff; thence S. 16 deg. 14 min. 00 sec. W. a distance of 99.00 feet to an "X" marked in a rock ledge; thence S. 33 deg. 44 min. 00 sec. W. a distance of 99.00 feet to a beech found on said cliff; thence S. 10 deg. 24 min. 00 sec. W. a distance of 420.90 feet to an iron pin found; thence N. 63 deg. 11 min. 00 sec. W. a distance of 94.65 feet to an iron pin found and a corner to Lillie Harrison; thence with Harrison's line, N. 63 deg. 39 min. 19 sec. W. a distance of 526.48 feet to an iron pin found in said Harrison's line and corner to John H. Morgan; thence with Morgan's line, N. 23 deg. 29 min. 03 sec. E. a distance of 1624.09 feet to an iron pin set and corner to said Morgan; thence with Morgan's line and thence a line of 18.40 acres of The Nature Conservancy, N. 35 deg. 59 min. 44 sec. W. a distance of 1586.82 feet to an iron pin set in said 18.40 acres and corner to a 13 acres of Norman Thatcher; thence with said Thatcher and with the line of a 93.58 acres of The Nature Conservancy, N. 63 deg. 27 min. 11 sec. E. a distance of 1271.41 feet to an iron pin set; thence with two lines of said 93.58 acres, N. 16 deg. 28 min. 21 sec. W. a distance of 240.15 feet to an iron pin set; thence N. 51 deg. 10 min. 00 sec. E. a distance of 393.53 feet to an iron pin set and corner to Gertrude Taylor as recorded in Vol. 246, page 461; thence with five lines of said Taylor, S. 82 deg. 00 min. 00 sec. E. a distance of 412.50 feet to an iron pin set; thence S. 62 deg. 00 min. 00 sec. E. a distance of 264.00 feet to an iron pin set; thence S. 83 deg. 00 min. 00 sec. E. a distance of 462.00 feet to an iron pin set; thence S. 67 deg. 00 min. 00 sec. E. a distance of 346.50 feet to an iron pin set; thence S. 75 deg. 08 min. 40 sec. E. a distance of 271.35 feet to an iron pin set and a corner to a 139 acres of Ronald E. Reinhold as recorded in Vol. 171, page 453; thence with Reinhold's line, S. 12 deg. 56 min. 14 sec. W. a distance of 1724.10 feet to an iron pin found and a corner to the aforementioned 152.02 acres of The Nature Conservancy; thence with seven lines of said 152.02 acres, S. 69 deg. 40 min. 04 sec. W. a distance of 379.47 feet to an iron pin

found; thence S. 57 deg. 40 min. 00 sec. W. a distance of 296.98 feet to an iron pin found; thence S. 50 deg. 39 min. 58 sec. W. a distance of 395.97 feet to an iron pin found; thence S. 59 deg. 05 min. 38 sec. E. a distance of 569.91 feet to a poplar found; thence S. 30 deg. 14 min. 10 sec. E. a distance of 384.36 feet to an iron pin found; thence S. 40 deg. 06 min. 38 sec. W. a distance of 448.36 feet to an iron pin found; thence S. 81 deg. 56 min. 00 sec. W. a distance of 307.93 feet to the beginning, containing 157.973 acres more or less, being a consolidation of the premises transferred to RONALD EDWARD REINHOLD in Volume 178, page 230 and subject to all legal highways and being 7.706 acres in Brush Creek Township and 150.267 acres in Green Township, Adams County, Ohio. Bearings are magnetic. A survey of this property was made by Robert E. Satterfield, RLS No. 4238, West Union, Ohio APRIL 11, 1985  
LAST TRANSFER: Volume 178, page 230

Approved For Transfer

*S.H. Wallingford*  
Adams County Engineer

ADAMS COUNTY  
RECORDER

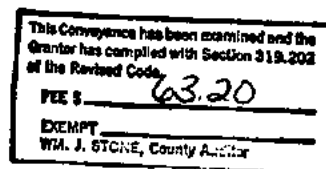
REC'D. - FEES *12.00 pd.*

1985 JUL -3 AM 11:23

JUL 3 1985

#15164

RECORDED  
VOL. *266* PAGE *762*  
BILL McHENRY



TRANSFERRED *7-3-1985*  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE *2.10*

LAST TRANSFER: Deed Record Volume,

, Page

**To have and to hold** *said premises, with all the privileges and appurtenances thereunto belonging to the said Grantees* THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
It's Successors ~~XXXX~~ *and assigns forever.*

*And the said Grantor* s RONALD EDWARD REINHOLD and ANNA MARIE REINHOLD

*for* themselves *and* their *heirs,*

*do hereby covenant with the said Grantees* THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

It's Successors ~~XXXX~~ *and assigns, that* they are *lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever*



and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantees THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
It's Successors ~~Heirs~~ and assigns  
against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s

RONALD EDWARD REINHOLD and ANNA MARIE REINHOLD

who hereby release their right so of dower in the premises, having hereunto set their hand this 4th day of June in the year of our Lord one thousand nine hundred and eighty five (1985)

Signed and acknowledged in presence of

Dana N. Wright  
Witness DANA N. WRIGHT

Ronald Edward Reinhold  
RONALD EDWARD REINHOLD

Marjorie Ferguson  
Witness MARJORIE FERGUSON

Anna Marie Reinhold  
ANNA MARIE REINHOLD

The State of Mississippi } ss.  
W. Men County }

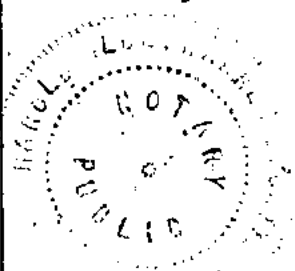
**Be it Remembered** That on this 4<sup>th</sup> day of June A.D. 19 85 before me, the subscriber, a NOTARY PUBLIC in and for said county, personally came the above named RONALD EDWARD REINHOLD AND ANNA MARIE REINHOLD

the Grantor s

in the foregoing Deed, and acknowledged the signing of the same to be THEIR voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

W. A. Blue  
Notary Public



# Warranty Deed

TO

Transferred \_\_\_\_\_ 19\_\_

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Adams SS

RECEIVED FOR RECORD ON THE

3 day of June 1985  
at 11:23 o'clock A.M

and RECORDED July 3 1985 in  
DEED BOOK 266 PAGE 762

Bill McHenry  
COUNTY RECORDER

RECORDERS FEE \$ 12.00 pd.



*Not for publication.*  
**Know All Men by These Presents**

That JOHN I. RICHARDS, a married man  
 of Adams County, Ohio,  
 in consideration of One Dollar and other good and valuable consideration  
 to him in hand paid by THE NATURE CONSERVANCY  
 whose address is 328 E. Hennepin Ave., Minneapolis, Minnesota 55414  
 does hereby **Grant, Bargain Sell and Convey**  
 to the said THE NATURE CONSERVANCY, its successors

xxx  
xxxx

and assigns forever, the following described **Real Estate**,<sup>(1)</sup> Being situated in Military Survey No. 15268, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike found in the centerline of Hamm Road and a corner to a 70.14 acres of David T. Bohl as recorded in Volume 252, page 291; thence with two lines of said Bohl, N 89 deg 07 min 22 sec E a distance of 297.79 feet to an iron pin found; thence S 25 deg 15 min 09 sec W a distance of 956.11 feet to an iron pin found and a corner to a 54.80 acres of the property of the Nature Conservancy; thence with a line of said property, S 10 deg 05 min E a distance of 2368.60 feet to a stone found; thence with a line of said property and the line of William Heeger, Jr., N 61 deg 30 min W a distance of 725.90 feet to an iron pin set and a corner to said Heeger; thence with said Heeger's line, N 17 deg 25 min W, with an existing fence, a distance of 1771.49 feet to an iron pin in the centerline of Hamm Road; thence with said centerline for the next eight calls, N 57 deg 34 min 32 sec E a distance of 42.88 feet to an iron pin; thence N 17 deg 48 min 24 sec E a distance of 307.79 feet to an iron pin; thence N 42 deg 38 min 32 sec E a distance of 138.07 feet to an iron pin; thence N 5 deg 32 min 52 sec E a distance of 370.39 feet to an iron pin; thence N 58 deg 46 min 56 sec E a distance of 47.26 feet to an iron pin; thence N 78 deg 22 min 04 sec E a distance of 202.93 feet to an iron pin; thence N 51 deg 21 min 19 sec E a distance of 209.10 feet to an iron pin; thence N 49 deg 17 min 50 sec E a distance of 265.74 feet to the beginning, containing 44.96 acres more or less, being the same premises transferred to John Richards in Volume 162, page 525 and subject to all legal highways and easements.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on July 8, 1981.

LAST TRANSFER: Volume 162, Page 525, Adams County Records of Deeds

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee  
 THE NATURE CONSERVANCY, its successors

~~xxx~~ and assigns forever. And the said JOHN I. RICHARDS

does hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that she will **Defend** the same against all lawful claims of all persons whomsoever.

APPROVED FOR TRANSFER

*Small that willful*  
 ADAMS COUNTY ENGINEER

This Conveyance has been examined and the Grantor has complied with the provisions of the Revised Code.

1526

EXEMPT

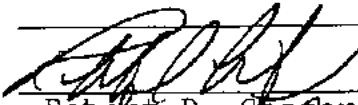
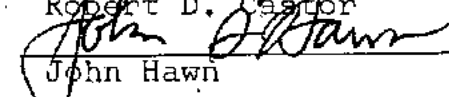
WBS J. STONE, County Clerk

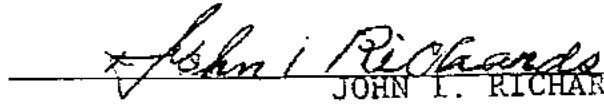
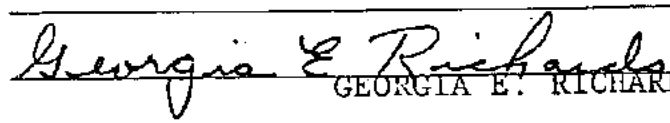
JUL 28 1981

16966

in Witness Whereof, the said JOHN I. RICHARDS  
and GEORGIA E. RICHARDS who  
hereby releases her right and expectancy of dower in said premises, have hereunto set their  
hands this 29<sup>th</sup> day of July in the year A.D. nineteen hundred  
and Eighty-One (1981).

Signed and acknowledged in presence of us:

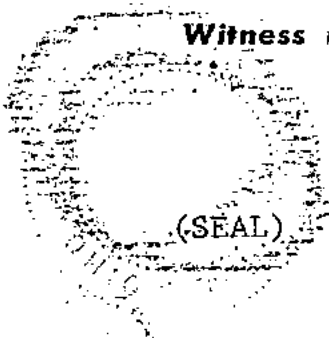
  
Robert D. Castor  
  
John Hawn

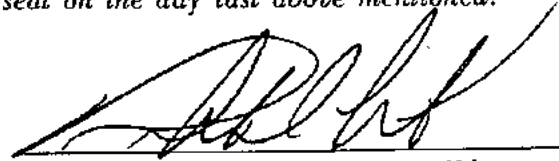
  
JOHN I. RICHARDS  
  
GEORGIA E. RICHARDS

State of Ohio, ADAMS County, ss.

On this 29<sup>th</sup> day of July, 19 81, before me, a notary public  
in and for said County, personally came JOHN I. RICHARDS and GEORGIA E. RICHARDS  
the grantor in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



  
ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.33 R. C.

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693.

A. AND COUNTY  
RECORDER  
REC'D - FEE 5.00, ph

1981 JUL 29 PM 3:39

RECORDED  
VOL. 253 PAGE 648  
ROBERT H. CLANTON

1719  
Warranty Deed

JOHN I. RICHARDS

To

THE NATURE CONSERVANCY

TRANSFERRED  
FEE 354

19

JUL 29 1981 County Auditor

William J. Stone,  
COUNTY AUDITOR

**Know all men by these presents:**

**3893**

**THAT** The Richey, Halsted & Quick Co.

Recorded in  
A. H. HANSON  
Recorder

D. HANSON

**APR 18 1988**

# 15759

hereafter, for the sake of convenience, known collectively and in the masculine singular as the grantor,  
in consideration of One Dollar (\$1.00) and other good and valuable considerations  
to him paid by the grantee whose address is

the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to The Nature Conservancy, a non-profit corporation under the laws of the District of Columbia, 1504 West First Avenue, Columbus, Ohio 43212

heirs, successors and assigns forever, herein, for the sake of convenience, known collectively and in the masculine singular as the Grantee, the following described real estate: Being the same property transferred by instrument recorded in Deed Book 231 Page 325 of the Records of the Recorder of Adams County, State of Ohio, to wit: as to Parcel One, in Deed Book 263, Page 311 of said records as to Parcel Two in Deed Book 263, Page 432 of said records as to Parcel Three and in Deed Book 275 at Page 759 of said records as to Parcel Four, to wit: Situate in Brush Creek Township, Adams County, Ohio and bounded as described as follows:

Parcel One: Located in Military Survey No. 8159 and OSU Lot No. 20 and beginning at a stone in the line of Delmar Vogler and a corner to Dimitrios Vaias; thence with two lines of said Vaias, N 16 deg 40 min E a distance of 567.60 feet to an iron pin; thence N 57 deg 04 min W a distance of 1869.03 feet to an iron pin by a post and on the north side of an existing 20 foot wide right of way easement from the described tract to Bethany Ridge Road; thence N 20 deg 44 min E a distance of 1748.35 feet to a stone; thence S 85 deg 52 min E a distance of 556.93 feet to a stone; thence S 48 deg 00 min E a distance of 1456.40 feet to a white oak; thence S 64 deg 03 min W a distance of 518.04 feet to an iron pin by a hickory; thence S 1 deg 33 min W a distance of 369.62 feet to an iron pin; thence S 16 deg 34 min E a distance of 187.90 feet to an iron pin; thence S 9 deg 30 min E a distance of 174.52 feet to an iron pin; thence S 17 deg 46 min E a distance of 93.08 feet to a chestnut oak; thence S 22 deg 56 min E a distance of 288.74 feet to a chestnut oak; thence S 29 deg 37 min E a distance of 635.89 feet to a stone; thence S 8 deg 15 min W a distance of 413.18 feet to a black oak in the line of the aforementioned Delmar Vogler; thence with said Vogler's line, N 84 deg 22 min W a distance of 857.55 feet to the beginning, containing 92.28 acres more or less, subject to all legal easements. Included with the above described tract is the now existing 20 foot wide right of way easement from the west corner of the above tract to Bethany Ridge Road for ingress and egress. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio in September 1975.

Parcel Two: Located in Military Survey No. 8159 and beginning at a spike in the centerline of Bethany Ridge Road, corner to Dimitrios Vaias and at the intersection of the north line of an existing lane and said centerline; thence with the centerline of Bethany Ridge Road for the next four calls, N 3 deg 23 min W a distance of 242.13 feet to a spike; thence N 15 deg 59 min W a distance of 382.79 feet to a spike; thence N 40 deg 59 min W a distance of 153.95 feet to a spike; thence N 45 deg 47 min W a distance of 491.93 feet to a spike in the line of Calvin Doyle Breedon; thence with said Breedon's line, N 12 deg 26 min W a distance of 422.93 feet to a stone; thence S 58 deg 29 min E a distance of 2720.50 feet to an iron pin on the north side of the aforementioned existing lane and a corner to Dimitrios Vaias; thence with said north side and lines of said Vaias for the next eight calls, S 44 deg 01 min W a distance of 98.20 feet to an iron pin; thence S 63 deg 19 min W a distance of 95.70 feet to an iron pin; thence N 78 deg 01 min W a distance of 360.46 feet to an iron pin; thence N 54 deg 55 min W a distance of 199.66 feet to an iron pin; thence S 86 deg 31 min W a distance of 149.97 feet to an iron pin;

(description continued on attached pages)

thence N 48 deg 45 min W a distance of 196.59 feet to an iron pin;  
thence S 44 deg 21 min W a distance of 204.41 feet to an iron pin;  
thence S 61 deg 22 min W a distance of 533.37 feet to the beginning,  
containing 26.51 acres more or less, subject to all legal highways and  
easements. A survey of this property was made by Robert E. Satterfield,  
Surveyor No. 4238, West Union, Ohio in December 1970.

Parcel Three: Located in college Lot No. 20 beginning at S.E. corner  
of Blain Knauff's land in M. Knauff's line; thence up the hill N. 20  
deg E 57 rod to a stone on the dividing ridge between Raynold's Run  
and Burley's Run; the stone is near a black oak, marked; thence N 48-1/4  
deg W 28 rod to a stone and a sassafras on the divide in the ridge;  
thence N 55 deg W 18 rod to a stone on the ridge; thence N 58 deg W 6  
rod to a stone on the ridge; thence N. 44-1/2 deg W 16 rod to a stone  
on the ridge; thence N 66 deg W 12 rod to a stone on the ridge; near  
two chestnut oaks, marked; thence S 35 deg W 28 rod to a stone on the  
ridge; thence N 46 deg W 10 rod 4 feet to a stone on the ridge; thence  
N 25 deg W 15 rod to a stone by a sassafras; thence N 12 deg W 17 rod  
0 feet to a stone by a double chestnut oak; thence N 30 deg W 12 rod 8  
feet to a stone on a point on the ridge; thence N 68 deg W 12 rod to a  
stone; thence N 33 deg W 15 rod to a stone a corner to Ellison's  
Survey and a corner to M. Burley's land; thence S 27 deg W 27 rod to a  
stone in M. Burley's line; thence S 20 deg W 57-1/2 rod to a stone by  
a red oak stump, a corner to M. Knauff's land; thence S. 57-1/4 deg E  
164 rod to a stone, the beginning, containing 67 acres be the same  
more or less.

Also the following described easement: Located in Military Surveys  
Nos. 8159, 15538 and 15551, beginning at a reference point at a spike  
set in the centerline of Bethany Ridge Road and a corner to James  
Wilson and Calvin Doyle Breeden and at the south corner of the original  
one acre; thence with the centerline of said Bethany Ridge Road for  
thenext two calls, N 44 deg 49' 17" W a distance of 182.58 feet to a  
spike set; thence N 30 deg 09' 00" W a distance of 186.01 feet to a  
spike set in said centerline and being the real point or beginning of  
the described 50 feet wide right-of-way; thence with the centerline of  
said Bethany Ridge Road N 30 deg 09' 00" W a distance of 52.97 feet to  
a spike set; thence with the northwest line of said right-of-way N 40  
deg 34' 48" E a distance of 170.98 feet to an iron pin set; thence N  
70 deg 08' 30" E a distance of 78.12 feet to an iron pin set in the  
line of Kenneth R. Stewart, et al; thence with said Stewart's line and  
the east line of said right-of-way, S 18 deg 46' 00" W a distance of  
64.00 feet to an iron pin set in said Stewart's line; thence with the  
south line of said right-of-way, S 70 deg 08' 00" W a distance of  
24.97 feet to an iron pin set; thence with the southeast line of said  
right-of-way, S 40 deg 34' 48" W a distance of 175.27 feet to the  
beginning, containing 0.258 acre, more or less, being a description of  
a 50 feet wide right-of-way to be used by grantees for ingress and  
egress to and from Bethany Ridge Road through the property of Ruth H.  
Turner. Bearings are magnetic and based upon the N 30 deg 09' 00" W  
line. A survey of this property was made by Robert E. Satterfield,  
Reg. No. 4238, West Union, Ohio, on March 10, 1983.

Parcel Four: Located in O.S.U. Lot 20 and beginning at a stone marked  
"H" (Found); said stone being the northeast corner of a 23 acre tract  
conveyed to Ronald Eugene Voglar, et. al., (Volume 256, Page 120,  
Tract 2, A.C.D.R.), the northeast corner of Virginia Military Survey  
No. 16169, and also a corner of Oscar H. Knauff, et. al., (Volume 161,  
Page 135, Tract 2, A.C.D.R.), thence with said Oscar H. Knauff, et.  
al, N 36 deg 28' 44" E 796.17 feet to a stone marked "X" (found) in  
the line of Ruth H. Turner (Volume 176, Page 159, A.C.D.R.), thence  
with said Ruth H. Turner for the next two calls, N 53 deg 39' 33" W  
240.18 feet to a 5/8 inch rebar (set); thence N 77 deg 57' 35" W  
816.67 feet to a 5/8 inch rebar (set); thence continuing with Ruth H.  
Turner and also with a 92.28 acre tract conveyed to Richey, Halsted &  
Quick Co. (Volume 231, Page 325, A.C.D.R.), S 12 deg 09' 35" W, passing

(continued)



a stone (found) at 361.26 feet, a total distance of 823.19 feet to a 5/8 inch rebar (set) in the north line of said Ronald Eugene Voglar et. al.; thence with said Ronald Eugene Voglar, et. al., S 78 deg 39' 09" E 712.29 feet to the place of beginning containing 16.535 acres, more or less, subject to all legal rights-of-way and easements of record. The basis of all bearings is magnetic. This parcel was surveyed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in August 1987.

The grantor also hereby quit-claims any and all interest it may have in any other land in Brush Creek Township, Adams County, Ohio.

ACCEPTABLE FOR TRANSFER  
Per D G. Hill 4-18-88  
# 15759

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 14.00  
1988 APR 18 AM 11:45  
RECORDED  
VOL. 278 PAGE 271  
BILL McHENRY

This Conveyance has been examined and the Grantor has complied with Section 519.222 of the Revised Code.  
FEE \$ 60.00  
EXAMPT  
Wm. J. STONE, County Auditor

TRANSFERRED 4-18, 19 88  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 2.00

and all the Estate, Title and Interest of the said Grantor, either in Law or Equity, of, in and to said premises; Together with all privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only use of the said Grantee, 272

heirs, successors and assigns.

And the said Grantor, for himself and for his heirs, successors and assigns, executors and administrators, does hereby COVENANT with the said Grantee, his heirs, successors and assigns, that he is the true and lawful owner of the said premises and has full power to convey the same and that the title so conveyed is CLEAR, FREE AND UNINCUMBERED; AND FURTHER, That he DOES WARRANT AND WILL DEFEND the same against all claim or claims, of all persons whomsoever; except the taxes and assessments due and payable in December, 1987, and thereafter which the grantee herein agrees to pay.

In Witness Whereof, The said Richey, Halsted & Quick Co. an Ohio Corporation

who XXXXXXX hereby release XXXXXXX right and property of Dower in the said premises, has hereunto set its hand this 24th day of March in the year of our Lord one thousand nine hundred and eighty-eight

Signed and acknowledged in presence of:

Emily Wells Slutz

James D. Slutz

The Richey, Halsted & Quick Co.

by: Robert A. Behlen, President

by: Anna Jane Behlen, Secretary

STATE OF OHIO, COUNTY OF HAMILTON, ss.

Be it Remembered, That on the 24th day of March in the year of our Lord one thousand nine hundred and eighty-eight

notary public in and for said county, personally came Robert A. Behlen, President and Anna Jane Behlen, Secretary, of the grantor in the foregoing Deed, and acknowledged the signing thereof to be its and their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Leonard D. Slutz  
Notary Public, State of Ohio.

This deed prepared by Leonard D. Slutz Attorney at Law  
Suite 819, 105 W. Fourth Street  
Cincinnati, Ohio 45202

LEONARD D. SLUTZ  
ATTORNEY AT LAW  
819 FOURTH & RACE TOWER  
105 WEST FOURTH STREET  
CINCINNATI, OHIO 45202  
TELEPHONE (513) 261-5001

FROM  
The Richey, Halsted & Quick  
TO  
The Nature Conservancy

Warranty Deed

File No.

# Know all Men by these Presents

## That

ROBERT ROTHWELL, an unmarried man

of the Township of Brush Creek, County of Adams  
and State of Ohio Grantor, in consideration of the sum of  
one dollar and other good and valuable considerations  
to him paid by

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

of the City of Columbus, County of Franklin  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee  
THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

its' successors ~~heirs~~ and assigns forever, the  
following Real Estate situated in the County of ADAMS  
in the State of OHIO, and in the TOWNSHIP of  
JEFFERSON, now BRUSH CREEK and bounded and described as follows:

BEGINNING at a stone near a small branch running south; thence North 13 poles to a stone; thence East 13 poles to a stone; thence South 13 poles to a stone on the side of the road; thence West 13 poles to the beginning, CONTAINING ONE (1) ACRE more or less. Part of W. Robe Survey No. 14653 and No. 15757 all in Adams County, Ohio. Be the same more or less, but subject to all legal highways.

LAST TRANSFER: Volume 225, page 474

ADAMS COUNTY  
RECORDER

REC'D. - FEES 10<sup>00</sup>

1986 DEC 22 PM 3:19

RECORDED  
VOL. 272 PAGE 559  
BILL McHENRY

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	15.00
EXEMPT	
WILLIAM J. STONE, County Auditor	

Approved by Auditor

A. H. Williams

#4816

DEC 22 1986

TRANSFERRED 12/22/86  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

Last Transfer: Deed Record Volume , Page

**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia  
And the said Grantor its' successors ~~heirs~~ and assigns forever.  
ROBERT ROTHWELL

does hereby covenant with the said Grantee s for himself and his heirs,

THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia

its' successors ~~heirs~~ and assigns, that he is lawfully seized of the premises  
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

# Know All Men by These Presents:

That<sup>1</sup>

LOUISE B. ROWE, married

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to her paid by THE NATURE CONSERVANCY (a non-profit corporation of the District of Columbia)

whose address is 325 West Fifteenth Street, Minneapolis, Minnesota 55403  
the receipt whereof is hereby acknowledged; does hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY (a non-profit corporation of the District of Columbia)

its successors ~~hereby~~ and assigns forever,  
an undivided one-third (1/3) interest in and to  
the following described **Real Estate<sup>2</sup>**, Township of Brush Creek, Adams County, Ohio.

Being situated in Military Survey No. 12888, Tract No. 1 of the property of Earl L. Powell lying to the south of Old State Route No. 125 and State Route No. 125 (south tract).

Beginning at a spike in the centerline of State Route No. 125, corner to Richard Spires; thence with said Spires' line, N 16° 52' E a distance of 370.96 feet to a spike in the centerline of Old Route No. 125; thence with the centerline of said old route and division lines through the original tract, S 70° 44' E a distance of 609.83 feet to a spike; thence S 89° 22' E a distance of 270.22 feet to a spike; thence S 55° 07' E a distance of 62.45 feet to a spike; thence S 23° 19' E a distance of 121.48 feet to a spike in said centerline; thence leaving said route, S 33° 44' W a distance of 295.09 feet to a spike in the centerline of State Route No. 125; thence with the centerline of said route for the next three calls N 68° 39' W a distance of 166.18 feet to a spike; thence N 72° 46' W a distance of 228.84 feet to a spike; thence N 77° 34' W a distance of 528.00 feet to the beginning, containing 7.58 acres more or less, being a part of the premises transferred to Earl L. Powell and Judith D. Powell in Volume 205, page 178 and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in April 1972.

Being situated in Military Survey No. 12888, Tract No. 2 of the property of Earl L. Powell lying to the north of Old State Route No. 125.

Beginning at a stake at the northwest corner of the original tract of which this was a part and a corner to Richard Spires and in the line of the property of Nature Conservancy; thence with two lines of Nature Conservancy, N 64° 10' E a distance of 1000.50 feet to an iron pin;

171

thence S 62° 50' E a distance of 918.30 feet to an iron pin, corner to William E. Rothwell and at the northeast corner of the original tract; thence S 17° 56' W a distance of 674.30 feet to an iron pin; thence S 1° 14' W a distance of 525.35 feet to an iron pin by a cedar; thence N 52° 38' W a distance of 705.16 feet to a stone; thence S 42° 01' W a distance of 237.17 feet to an iron pin in the centerline of Old State Route No. 125; thence with said centerline and division lines through the original tract for the next four calls, N 23° 19' W a distance of 121.48 feet to a spike; thence N 55° 07' W a distance of 62.45 feet to a spike; thence N 89° 22' W a distance of 270.22 feet to a spike; thence N 70° 44' W a distance of 609.83 feet to a spike in said centerline and in the line of Richard Spires; thence with said Spires' line, N 16° 52' E a distance of 571.36 feet to the beginning, containing 39.43 acres more or less, being a part of the premises transferred to Earl L. Powell and Judith Powell in Volume 205, page 178, and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in April 1972.

Being the premises conveyed to Grantor herein recorded in Deed Book 216, page 641, of the records of Adams County, Ohio.

The real estate conveyed herein is conveyed for non-agricultural purposes and the tobacco base in connection with the conveyed real estate shall remain with the premises of the Grantor.

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.

FEE \$.....  
EXEMPT .....

WM. J. STONE, County Auditor

APPROVED FOR TRANSFER

1-8-75

Robert E. Satterfield  
J. Palmer  
ADAMS COUNTY ENGINEER

and  
an undivided one-third (1/3) interest in and to  
~~and all the~~ **Estate, Title and Interest of the said**

LOUISE B. ROWE

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY (a non-profit corporation  
of the District of Columbia)

its successors ~~heirs~~ and assigns forever.

**And the said** LOUISE B. ROWE

for herself and her heirs, executors and administrators,  
does hereby **Covenant** with the said THE NATURE CONSERVANCY (a non-profit  
corporation of the District of Columbia)

that she is its successors ~~heirs~~ and assigns,  
and has the true and lawful owner of the said premises,  
full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That** she **does Warrant and Will**  
**Defend** the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, The said LOUISE B. ROWE and STANLEY M. ROWE, JR.,  
her husband,

who hereby releases all his right and expectancy of **Dower** in the said prem-  
ises, have hereunto set their hands this  
day of January 19 75.

Signed and acknowledged in presence of—

W. Robert Wood Jr.  
Jean R. W. W. W.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr.  
Stanley M. Rowe, Jr.  
\_\_\_\_\_  
\_\_\_\_\_

State of OHIO County of HAMILTON SS.

Be it Remembered, That on the 7<sup>th</sup> day  
of January, 19 75,

before me, the subscriber, a  
Notary Public in and for said county, personally came

LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband,

the grantors, in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed  
my name and affixed my notarial seal  
on the day and year last aforesaid.

Edison Hughett Brown  
Notary Public  
My Commission Expires 12/15/77

This instrument was prepared by Santen, Santen & Hughes Co., L.P.A.

173

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)



87

# Warranty Deed

FROM

LOUISE B. ROWE

and

STANLEY M. ROWE, JR.

TO

THE NATURE CONSERVANCY

(a non-profit corporation  
of The District of Columbia)

TRANSFERRED

FEE 204

JAN 8 1975

William J. Stone,  
COUNTY AUDITOR

ADAMS COUNTY  
RECORDER  
REC'D - FILED *5.000*

'75 JAN 8 AM 11:22

RECORDED  
VOL. *229* PAGE *171*  
ROBERT D. BLANTON

174

178  
Rowe add  
witness

# Know All Men by These Presents:

That<sup>1</sup>

LOUISE B. ROWE, married

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to her paid by THE NATURE CONSERVANCY (a non-profit corporation of the District of Columbia)

whose address is 325 West Fifteenth Street, Minneapolis, Minnesota 55403  
the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY (a non-profit corporation of the District of Columbia)

its successors heirs and assigns forever,  
an undivided one-third (1/3) interest in and to  
the following described **Real Estate<sup>2</sup>**, Brush Creek Township, Adams County, Ohio,

Being situated in Military Survey No. 12888, Tract No. 1 of the property of Earl L. Powell lying to the south of Old State Route No. 125 and State Route No. 125 (south tract).

Beginning at a spike in the centerline of State Route No. 125, corner to Richard Spires; thence with said Spires' line, N 16° 52' E a distance of 370.96 feet to a spike in the centerline of Old Route No. 125; thence with the centerline of said old route and division lines through the original tract, S 70° 44' E a distance of 609.83 feet to a spike; thence S 89° 22' E a distance of 270.22 feet to a spike; thence S 55° 07' E a distance of 62.45 feet to a spike; thence S 23° 19' E a distance of 121.48 feet to a spike in said centerline; thence leaving said route, S 33° 44' W a distance of 295.09 feet to a spike in the centerline of State Route No. 125; thence with the centerline of said route for the next three calls N 68° 39' W a distance of 166.18 feet to a spike; thence N 72° 46' W a distance of 228.84 feet to a spike; thence N 77° 34' W a distance of 528.00 feet to the beginning, containing 7.58 acres more or less, being a part of the premises transferred to Earl L. Powell and Judith D. Powell in Volume 205, page 178 and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in April 1972.

Being situated in Military Survey No. 12888, Tract No. 2 of the property of Earl L. Powell lying to the north of Old State Route No. 125.

Beginning at a stake in the northwest corner of the original tract of which this was a part and a corner to Richard Spires and in the line of the property of Nature Conservancy; thence with two lines of Nature Conservancy, N 64° 10' E a distance of 1000.50 feet to an iron pin;

~~200~~

~~6000~~

thence S 62° 50' E a distance of 918.30 feet to an iron pin, corner to William E. Rothwell and at the northeast corner of the original tract; thence S 17° 56' W a distance of 674.30 feet to an iron pin; thence S 1° 14' W a distance of 525.35 feet to an iron pin by a cedar; thence N 52° 38' W a distance of 705.16 feet to a stone; thence S 42° 01' W a distance of 237.17 feet to an iron pin in the centerline of Old State Route No. 125; thence with said centerline and division lines through the original tract for the next four calls, N 23° 19' W a distance of 121.48 feet to a spike; thence N 55° 07' W a distance of 62.45 feet to a spike; thence N 89° 22' W a distance of 270.22 feet to a spike; thence N 70° 44' W a distance of 609.83 feet to a spike in said centerline and in the line of Richard Spires; thence with said Spires' line, N 16° 52' E a distance of 571.36 feet to the beginning, containing 39.43 acres more or less, being a part of the premises transferred to Earl L. Powell and Judith Powell in Volume 205, page 178, and subject to all legal highways and easements. A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in April 1972.

Being the premises conveyed to Grantor herein recorded in Deed Book 216, page 641, of the records of Adams County, Ohio.

The real estate conveyed herein is conveyed for non-agricultural purposes and the tobacco base in connection with the conveyed real estate shall remain with the premises of the Grantor.

Vol. & Page Ref. 228-908  
229-171

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	_____
EXEMPT	<input checked="" type="checkbox"/>
WM. J. STONE, County Auditor	

APPROVED FOR TRANSFER

1-7-76  
*Robert E. Satterfield*  
*J. Campbell*  
ADAMS COUNTY ENGINEER

3258

an undivided one-third (1/3) interest in and to  
~~and all the Estate, Title and Interest of the said~~

LOUISE B. ROWE

either in Law or Equity, of, in and to the said premises; ~~Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof;~~ **To have and to hold the same to the only proper use of the said**

THE NATURE CONSERVANCY (a non-profit corporation  
of the District of Columbia)

its successors ~~heirs~~ and assigns forever.

**And the said**

LOUISE B. ROWE

for herself and her heirs, executors and administrators,  
does hereby **Covenant** with the said THE NATURE CONSERVANCY (a non-profit corporation of the District of Columbia)

its successors ~~heirs~~ and assigns,  
that she is the true and lawful owner of the said premises,  
and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, The said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband,

who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands  
Sixth day of January, 1976. this

Signed and acknowledged in presence of—

Linda C. Marshall  
Anne M. Younts  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.  
\_\_\_\_\_  
\_\_\_\_\_

State of OHIO County of HAMILTON ss.  
Be it Remembered, That on the Sixth day  
of January, 1976,

Notary Public before me, the subscriber, a  
in and for said county, personally came

LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband,

the grantors in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed  
my name and affixed my notarial seal  
on the day and year last aforesaid.

Eileen Hughett Boss  
Notary Public

EILEEN HUGHETT BOSS  
Notary Public, Hamilton County, Ohio  
Commission Expires Dec. 12 1979

This instrument was prepared by Santen, Santen & Hughes Co., L.P.A.

(1) Include reference to marital status of grantor.  
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 318.20)



3 7,

# Warranty Deed

TRANSFERRED  
FEE .704

JAN 7 1976

William J. Stone,  
COUNTY AUDITOR  
FROM

181  
LOUISE B. ROWE

and

STANLEY M. ROWE, JR.

TO

THE NATURE CONSERVANCY

(a non-profit corporation  
of The District of Columbia)

ADAMS COUNTY  
RECORDER  
REC'D - FEES 5.00 pd.

'76 JAN 7 PM 1:02

232  
178  
RECORDED  
VOLUME PAGE  
ROBERT O. BLANTON



\* 9 9 9 9 9 9 \*

# 215

## Separator Sheet

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**Parcel:** Edge of Appalachia

**Tract:** Rowe 3 (Ohio Brush Creek Swirl)

**County:** Adams

**Doc Type:** *Check One Per Doc Type*

- ☐ Appraisals
- ☐ Options for Purchase
- ☐ Surveys
- ☐ Title
- ☒ Deed
- ☐ Environmental Assessments
- ☐ Correspondence
- ☐ Other



MEMORANDUM

To: Jeff KNOOP  
From: Rose Anne Lornowski  
Date: 8-10-87  
Re: OTTO BLUSH OROOK SWIRE (ROWE III)

AUG 17 1987

Agency

Closing date: JANUARY 22, 1987

Enclosed documents: COPY OF RECORDS BOOK IN

Status of real estate taxes: NO INFORMATION IN MRO FILES.

Other significant information:

13-81.343 A

800

GENERAL WARRANTY DEED

1 0 3

KNOW ALL MEN BY THESE PRESENTS:

That LOUISE B. ROWE, whose husband's name is STANLEY M. ROWE, JR. in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said THE NATURE CONSERVANCY its successors and assigns forever, the following described real estate:

Being situated in Military Survey No. 2188, in the Township of Tiffin, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at a spike in the centerline of Spurgeon Hill Road No. C-5, corner to Estel Moore; thence with said Moore's line, N 3 deg 22 min W a distance of 679.59 feet to an iron pipe, corner to Anna Ruth Kyle; thence with five lines of said Kyle, N 5 deg 16 min E a distance of 725.70 feet to a stone; thence N 28 deg 15 min E a distance of 501.27 feet to a stone on the top of a cliff; thence N 78 deg 41 min E a distance of 534.33 feet to a stake by a gum; thence S 89 deg 19 min E a distance of 704.78 feet to an iron pipe; thence S 43 deg 00 min E a distance of 915.00 feet to a point in the centerline of Ohio Brush Creek, corner to John Graham; thence with the centerline of Ohio Brush Creek and the lines of said Graham for the next seven calls, N 88 deg 00 min W a distance of 150.00 feet; thence S 77 deg 30 min W a distance of 440.00 feet; thence S 47 deg 30 min W a distance of 270.00 feet; thence S 22 deg 00 min W a distance of 790.00 feet; thence S 14 deg 00 min E a distance of 515.00 feet; thence S 42 deg 25 min E distance of 505.35 feet; thence S 28 deg 00 min E a distance of 165.00 feet to a point in said centerline, corner to Robert Roush; thence with said Roush's line, S 59 deg 01 min W a distance of 555.00 feet to a spike in the centerline of Spurgeon Hill Road and in the line of Estel Moore; thence with said centerline and the lines of said Moore for the next five calls, N 52 deg 30 min W a distance of 266.00 feet to a spike; thence N 50 deg 32 min W a distance of 500.00 feet to a spike; thence N 45 deg 34 min W a distance of 360.00 feet to a spike; thence N 38 deg 14 min W a distance of 300.00 feet to a spike; thence N 44 deg 13 min W a distance of 100.00 feet to the beginning, containing 81.343 acres more or less, being a consolidation of the premises transferred to Leslie Moore in Volume 159, page 469 and subject to all legal highways and easements. A survey of the above property was made by Robert E. Satterfield, Surveyor, No. 4238, West Union, Ohio in May, 1967.

*S. H. Wallingford*  
Adams County Engineer

#12565

*J. Edgingfield*  
JAN 15 1987

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their nature state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, or camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to Grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of The Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objections hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the estate, title and interest of the said LOUISE B. ROWE either in law or equity, of, in and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, and the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby covenant with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is clear, free and unincumbered, and further, that she does warrant and will

defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in Jan 15, 1987, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of dower in the said premises, have hereunto set their hands this 15 day of January, 1987.

Signed and acknowledged in the presence of:

Martha B. McHenry

Louise B. Rowe  
LOUISE B. ROWE

Brenda L. Raffle

Stanley M. Rowe Jr  
STANLEY M. ROWE, JR.

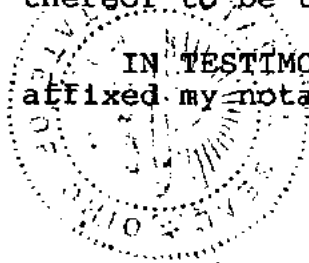
STATE OF OHIO )

) SS:

COUNTY OF ADAMS )

BE IT REMEMBERED, that on the 15th day of January, 1987, before me, the subscriber, a Notary Public in and for said county, personally came, LOUISE B. ROWE and STANLEY M. ROWE, JR. the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Martha B. McHenry  
Notary Public

This instrument was prepared by:

SANTEN, SHAFFER & HUGHES  
105 E. Fourth St., Suite 1800  
Cincinnati, Ohio 45202  
(513) 721-5541

MARTHA B. McHENRY  
Notary Public, State of Ohio  
My Commission Expires June 16, 1990

DD12/24/25

TRANSFERRED 1/15, 1987  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>                    </u>
EXEMPT	<input checked="" type="checkbox"/>
WM. J. STONE, County Auditor	

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

1987 JAN 15 PM 12:05

RECORDED  
VOL. 272 PAGE 800  
BILL McHENRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

Rowe &  
PUS OH OH 100 3.01  
USCASS OH 100 1. POWAS

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1815 North Lynn Street, Arlington, Virginia, 22209, the receipt where is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY, its successors and assigns forever, the following described real estate:

Being situated in Military Survey Nos. 431, 5662, 15690 and 15740, in the Township of Tiffin, in the County of Adams, in the State of Ohio and bounded and described as follows:

Beginning at an iron pin found and a corner to an original 494.47 acres of Ralph D. Jr. and Betty Elaine Walker as recorded in Volume 267, page 252 and a corner to the original 157.24 acres; thence with said Walker's line, N 14 deg 31 min 36 sec W a distance of 1083.71 feet to a stone found at the east termination of Paradise Valley Road NO. T-1065 and a corner to a 5.00 acres of Luther D. and Ruth Ann Skinner as recorded in Volume 234, page 445; thence with said Skinners' line, N 42 deg 16 min 57 sec E, passing an iron pin found at 1107.40 feet, a distance of 1254.63 feet to a point in the centerline of Ohio Brush Creek; thence with said centerline for the next five calls, S 86 deg 30 min 00 sec E a distance of 828.90 feet to a point; thence S 78 deg 00 min 00 sec E a distance of 200.00 feet to a point; thence S 66 deg 00 min 00 sec E a distance of 640.00 feet to a point; thence N 89 deg 59 min 59 sec E a distance of 250.00 feet to a point; thence N 63 deg 30 min 00 sec E a distance of 540.00 feet to a point in said centerline and a corner to a 128 acres of Everett Beam as recorded in Volume 188, page 530; thence with four lines of said Beam, S 88 deg 15 min 02 sec E a distance of 333.70 feet to a stone found; thence S 4 deg 36 min 59 sec E a distance of 549.09 feet to a lynn; thence S 33 deg 32 min 03 sec W a distance of 454.30 feet to a white oak; thence S 19 deg 24 min 02 sec W a distance of 407.45 feet to an iron pin set in the line of the original 685.73 acres of Louise B. Rowe as recorded in Volume 194, page 218; thence with two lines of said Rowe, N 83 deg 10 min 58 sec W a distance of 1659.02 feet to a stone found; thence S 6 deg 17 min 00 sec W a distance of 798.86 feet to an iron pin set in said Rowe's line; thence with two division lines through the original 157.24 acres, S 84 deg 43 min 56 sec W a distance of 300.90 feet to an iron pin set; thence N 84 deg 46 min 47 sec W a distance of 873.89 feet to the beginning, containing 107.251 acres more or less, being a part of the original 157.24 acres of the premises transferred to Louise B. Rowe in Volume 227, page 872 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 6 deg 17 min 00 sec W line along the property of Louise B. Rowe.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio on January 31, 1989.

Being part of the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing

purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that the Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to Grantee, its successors or assigns, may be terminated by the Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by the Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then the Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title, Interest of the said LOUISE B. ROWE, either in Law or Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said NATURE CONSERVANCY its successors and assigns forever, and the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby covenant with the said NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered; and futher, that she does warrant and will defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in December 5, 1989, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this 5th day of December, 1989.

Signed and acknowledged in the presence of:

Marta B. McHenry  
MARTHA B. MCHENRY  
Diane Welch  
DIANE WELCH

Louise B. Rowe  
Louise B. Rowe

Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.



STATE OF OHIO )  
                   Adams ) SS:  
 COUNTY OF ~~HAMILTON~~ )

BE IT REMEMBERED, that on this 5th day of December, 1989, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE and STANLEY M. ROWE, JR. the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

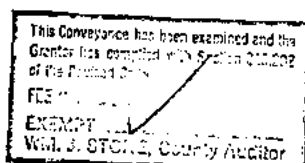
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Martha B. McHenry  
 Notary Public

This instrument was prepared by:

Franklin A. Klaine, Jr.  
 Attorney At Law  
 105 East Fourth Street  
 Cincinnati, Ohio 45202

MARTHA B. McHENRY  
 Notary Public, State of Ohio  
 My Commission Expires June 16, 1990



Approved For Trans.

A. H. Wallingford

Adams County Engineer

DEC 05 89

22263

12/5  
 TRANSFERRED 1989  
 WILLIAM J. STONE  
 ADAMS COUNTY AUDITOR  
 FEE 50

ADAMS COUNTY  
 RECORDER  
 REC'D. - FEES 12.00

DEC 05 89 2:53 PM

RECORDED  
 VOL. 285 PAGE 374  
 BILL McHENRY

2074

WARRANTY DEED

568

TA. USMRO1 #1416

## KNOW ALL MEN BY THESE PRESENTS:

That, Louise B. Rowe, a married woman, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar and other good and valuable considerations to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1815 North Lynn Street, Arlington, Virginia, 22209, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said THE NATURE CONSERVANCY, its successors and assigns forever, the following described real estate, to-wit:

Being situated in Military Survey No. 2763, in the Township of Tiffin, in the County of Adams, in the State of Ohio and bounded and described as follows:

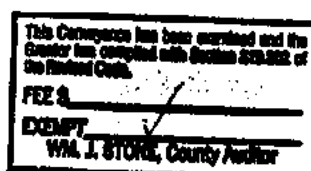
Beginning at an iron pin found at a corner to a 260.944 acres of the property of the Nature Conservancy as recorded in Volume 272, page 398 and a corner to a 128 acres of Everett Beam as recorded in Volume 188, page 530 and a corner of the original 685.73 acres; thence with six lines of said property of the Nature Conservancy, N 76 deg 36 min 25 sec W a distance of 150.90 feet to an iron pin found; thence S 84 deg 03 min 22 sec W a distance of 180.70 feet to an iron pin found; thence S 72 deg 43 min 42 sec W a distance of 126.83 feet to an iron pin found; thence S 65 deg 41 min 56 sec W a distance of 420.98 feet to an iron pin found; thence N 79 deg 55 min 04 sec W a distance of 662.56 feet to an iron pin found; thence S 76 deg 49 min 26 sec W a distance of 566.89 feet to an iron pin set in a line of the property of the Nature Conservancy; thence with five division lines through the original 685.73 feet, N 15 deg 35 min 58 sec E a distance of 869.74 feet to an iron pin set; thence N 82 deg 13 min 34 sec W a distance of 1398.31 feet to an iron pin set; thence N 1 deg 03 min 40 sec E a distance of 935.26 feet to an iron pin set on top of a cliff; thence S 66 deg 42 min 35 sec W a distance of 773.10 feet to an iron pin set on top of a cliff; thence S 69 deg 49 min 34 sec W a distance of 304.40 feet to an iron pin set and a corner of a 157.24 acres of Louise Rowe as recorded in Volume 227, page 872; thence with said Rowe's line, N 6 deg 22 min 37 sec E a distance of 794.52 feet to an iron pin set; thence with said Rowe's line and the line of aforementioned Everett Beam, S 81 deg 56 min 47 sec E a distance of 2876.73 feet to a stone found; thence with four lines of said Beam, S 60 deg 04 min 49 sec E a distance of 292.87 feet to a stone found; thence S 20 deg 32 min 24 sec W a distance of 819.21 feet to an iron pin set; thence S 53 deg 54 min 15 sec E a distance of 658.48 feet to an iron pin set; thence S 59 deg 35 min 22 sec E a distance of 847.16 feet to the beginning, containing 90.761 acres more or less, being a part of the original 685.73 acres of the premises transferred to Louise Rowe in Volume 194, page 278 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 81 deg 56 min 47 sec E line along the properties of Louise Rowe and Everett Beam.

278

part of  
Being the same premises conveyed at Volume 194, Page 278, Adams County, Ohio, Deed Records.

The premises hereby conveyed are subject to the following easements and restrictions:

TRANSFERRED 8-28 1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50¢



Approved For Transfer  
Donald H. Wallingford  
Adams County Engineer  
L. Davis  
12570-A

AUG 28 1990

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and aesthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes, without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that THE NATURE CONSERVANCY transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein, then the estate hereby granted to Grantee, its successor and assigns, may be terminated by THE NATURE CONSERVANCY, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by THE NATURE CONSERVANCY, its successors and assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land conveyed by this conveyance or upon the happening of events beyond the control of THE NATURE CONSERVANCY, its transferees, successor and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then THE NATURE CONSERVANCY, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, title, Interest of the said Louise B. Rowe, either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY, its successors and assigns forever, and the said Louise B. Rowe for herself and for her heirs, executors and administrators, does hereby covenant with the said THE NATURE CONSERVANCY, that she is the true and lawful owner of the said premises, and has full power to convey the same, and that the title so conveyed is Clear, Free and Unencumbered; and further, that she does warrant and will defend the same against all claim or claims, of any persons whomsoever; SAVE AND EXCEPT therefrom, taxes and assessments, if any, due and payable from August 28, 1990 and thereafter, which grantee hereon assumes and agrees to pay.

IN WITNESS WHEREOF the said Louise B. Rowe, and Stanley M. Rowe, Jr., her husband, who hereby releases all right and

expectancy of Dower in said premises, have hereunto set their hands this 28th day of August, 1990.

Signed and acknowledged in the presence of:

Martha B. McHenry  
Witness Martha B. McHenry

Sheila Browning  
Witness Sheila Browning

Louise B. Rowe  
Louise B. Rowe

Stanley M. Rowe Jr.  
Stanley M. Rowe, Jr.

STATE OF OHIO, COUNTY OF ADAMS; SS;

BE IT REMEMBERED that on this 28th day of August, 1990, before me, the subscriber, a Notary Public, personally appeared Louise B. Rowe and Stanley M. Rowe, Jr., the grantors in the foregoing deed, and acknowledged the signing thereof as their voluntary act and deed.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Martha B. McHenry

Notary Public

State of Ohio

My commission expires: 6/6/95

This instrument prepared by:

Harry H. Santen  
SANTEN & HUGHES  
Attorneys at Law  
105 East Fourth St.  
Cincinnati, Ohio 45202

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

AUG 28 90

10:32 AM

RECORDED  
VOL. 288 PAGE 568  
BILL MCHENRY

Approved For Transfer

A. H. Wallingford

Adams County Engineer

D. HANSON

ALG 05.88

#21790

4933

GENERAL WARRANTY DEED

MARK S. AND LISA H. SANTORO, husband and wife of Adams, County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia. The Nature Conservancy's principal office address is 1800 North Kent Street, Arlington, Virginia 22209, whose tax mailing address is Ohio Field Office, 1504 West 1st Avenue Columbus, Ohio 43212; the following REAL PROPERTY: Situated in the County of Adams, in the State of Ohio, and in the Township of Brush Creek:

Tract #6 of 5.97 acres along Cline Road and two 50 feet wide right-of-ways. Military Survey No. 14765.

BEGINNING at a reference point at a spike in the centerline of Cline Road and a corner to 2.51 acres of William R. Hall and a corner of the original 363.91 acres of which this was a part; thence with the centerline of said Cline Road for the next three calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of an existing 50 feet wide right-of-way now granted; thence with the centerline of said 50 feet wide right-of-way for the next seven calls, N 36 deg 50 min E a distance of 58.84 feet to an iron pin; thence N 1 deg 53 min E a distance of 81.74 feet to an iron pin; thence N 21 deg 56 min E a distance of 171.66 feet to an iron pin; thence N 74 deg 06 min E a distance of 100.65 feet to an iron pin; thence N 38 deg 29 min E a distance of 151.06 feet to an iron pin; thence N 11 deg 53 min E a distance of 105.61 feet to an iron pin; thence N 9 deg 34 min W a distance of 163.71 feet to an iron pin in said centerline; thence with a division line through the original 363.91 acres, S 65 deg 35 min E, passing an iron pin at 30.16 feet and at 427.32 feet, a distance of 452.38 feet to an iron pin in the centerline of a 50 feet wide right-of-way hereby granted; thence with said centerline and the centerline of Cline Road for the next six calls, S 28 de 23 min W a distance of 199.95 feet to an iron pin; thence S 27 deg 25 min W a distance of 128.07 feet to an iron pin; thence S 23 deg 43 min W a distance of 105.48 feet to an iron pin; thence S 50 deg 40 min W a distance of 171.97 feet to an iron pin; thence S 59 deg 40 min W a distance of 169.97 feet to an iron pin; thence N 72 deg 43 min W a distance of 233.73 feet to the beginning, CONTAINING 5.97 ACRES more or less, part of the original 363.91 acres of the premises transferred to James V. Ditmer, et.al. in Volume 248, Page 783 and subject to all legal highways and easements and included with and subject to the two above mentioned 50 feet wide right-of-ways to be used by grantor and grantee for ingress and egress to and from Cline Road.

Surveyed: Keith C. Swearingen, RLS #6215, West Union, Ohio, April, 1980.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code  
FEE \$ 5.60  
EXEMPT  
WM. J. STONE, County Auditor

TRANSFERRED 8/5, 19 88  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

Prior Instrument Reference: Vol. 279, page 644, of the Deed Records of Adams County, Ohio. MARK S. AND LISA H. SANTORO, husband and wife of the Grantor, releases all rights of dower therein. Witness their hand(s) this 2<sup>nd</sup> day of August, 1988.

Signed and acknowledged in the presence of:

Janet Edwards

Mark S. Santoro  
MARK S. SANTORO

Quatha Rae Bollinger

Lisa H. Santoro  
LISA H. SANTORO

STATE OF OHIO

COUNTY OF HAMILTON  
ADAMS

SS:

BE IT REMEMBERED, That on this 2<sup>nd</sup> day of August, 1988, before me, the subscriber, a notary public in and for said state, personally came MARK S. AND LISA H. SANTORO, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



Janet Edwards  
NOTARY

JANET EDWARDS  
Notary Public, State of Ohio  
My Commission Expires August 12, 1992

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDED  
REC'D. = FILED 10<sup>00</sup>  
1988 AUG -5 AM 9:24  
RECORDED  
VOL. 279 PAGE 644  
BILL McHENRY



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C  
EXEMPT

JUN 11 2012

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 6-11-12 By: DSB  
Par. #: 134-40-38  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

CONVEYANCE FEE 513.50  
TRANSFER FEE 50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201200001816  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-11-2012 At 10:14 am.  
DEED 36.00  
OR Book 396 Page 387 - 389

Parcel No.: 134-40-00-038.000  
File No.: 12Q0024-1

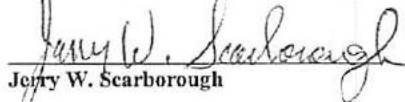
### GENERAL WARRANTY DEED

Jerry W. Scarborough, widower and unremarried, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference: Official Record Book 373, Page 191  
Auditor's Parcel No.: 134-40-00-038.000

Executed this 11<sup>th</sup> day of June, 2012.


  
Jerry W. Scarborough

STATE OF OHIO, COUNTY OF Adams, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 11<sup>th</sup> day of June, 2012 by Jerry W. Scarborough, Grantor herein.



MICHAEL C. FLETCHER  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date, Section 147.03 O.R.C.

  
Notary Public

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

L:\Mike\12Q0024-1 Nature Conservancy - Scarborough\deed.doc



TY R. PELL & ASSOCIATES

Exhibit "A"



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

JERRY W. SCARBOROUGH  
71.313 ACRES

BEING SITUATED IN BRUSH CREEK TOWNSHIP, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 'S 2822-12888 & 14689 & BEING ALL OF ORIGINAL 71.75 ACRES, OWNED BY JERRY W. SCARBOROUGH IN O.R. 373 PG. 191 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE INTERSECTION OF LYNX DRIVE C-125A & STATE ROUTE 125; THENCE WITH THE CENTERLINE OF STATE ROUTE 125 S 71°46'39" E A DISTANCE OF 236.88' TO A SPIKE SET AND BEING A CORNER TO ORIGINAL 24.86 ACRES OWNED BY STEVEN & MARY D. FITZPATRICK IN O.R. 220 PG. 541; THENCE WITH SAID FITZPATRICK S 14°55'48" W A DISTANCE OF 439.91' TO A PIPE FOUND; THENCE S 31°56'57" W A DISTANCE OF 244.10' TO A PIPE FOUND; THENCE S 43°01'23" W A DISTANCE OF 281.47' TO A PIPE FOUND; THENCE S 39°34'32" W A DISTANCE OF 303.46' TO A PIPE FOUND BEING A CORNER TO 1.00 ACRES OWNED BY ROBERT E. HAYSLIP IN O.R. 298 PG. 287; THENCE WITH SAID HAYSLIP S 54°25'45" W A DISTANCE OF 67.21' TO A 5/8" REBAR FOUND BEING A CORNER TO 1.00 ACRES OWNED BY BRANDON L. COPAS IN O.R. 329 PG. 548; THENCE WITH SAID COPAS S 55°18'10" W A DISTANCE OF 188.73' TO A 5/8" REBAR FOUND BEING A CORNER TO 2.32 ACRES OWNED BY FOREST L. & CONNIE S. COPAS IN D.B. 279 PG. 795; THENCE WITH SAID COPAS S 56°58'48" W A DISTANCE OF 341.41' TO A 5/8" REBAR FOUND BEING A CORNER TO 1.70 ACRES OWNED BY SHANNON C. & ANGEL LEWIS IN O.R. 228 PG. 423; THENCE WITH SAID LEWIS S 55°53'00" W A DISTANCE OF 408.01' TO A 5/8" REBAR FOUND IN THE LINE OF 88.348 ACRES OWNED BY SIERRA & NAKOA COOLEY IN O.R. 379 PG. 508; THENCE WITH SAID COOLEY N 22°53'55" W A DISTANCE OF 1320.30' TO A STONE FOUND BEING A CORNER TO 70.18 ACRES OWNED BY CINCINNATI MUSEUM OF NATURAL HISTORY IN D.B. 227 PG. 260; THENCE WITH SAID CINCINNATI MUSEUM OF NATURAL HISTORY N 02°35'34" E A DISTANCE OF 1494.62' TO A SPIKE SET IN THE CENTERLINE OF AFOREMENTIONED STATE ROUTE 125; THENCE WITH SAID CENTERLINE S 65°54'42" E A DISTANCE OF 8.92' TO A SPIKE SET; THENCE S 58°58'26" E A DISTANCE OF 62.28' TO A SPIKE SET; THENCE S 60°01'43" E A DISTANCE OF 36.39' TO A SPIKE FOUND; THENCE S 46°52'37" E A DISTANCE OF 56.19' TO A SPIKE SET; THENCE S 57°31'56" E A DISTANCE OF 27.40' TO A SPIKE FOUND; THENCE S 45°24'28" E A DISTANCE OF 127.51' TO A SPIKE SET; THENCE S 47°51'05" E A DISTANCE OF 120.38' TO A SPIKE SET; THENCE S

51°13'54" E A DISTANCE OF 97.86' TO A SPIKE SET; THENCE S 57°23'50" E A DISTANCE OF 76.35' TO A SPIKE SET; THENCE S 64°56'59" E A DISTANCE OF 82.75' TO A SPIKE SET; THENCE S 70°44'13" E A DISTANCE OF 95.48' TO A SPIKE SET; THENCE S 72°29'50" E A DISTANCE OF 126.02' TO A SPIKE SET; THENCE S 70°56'39" E A DISTANCE OF 90.55' TO A SPIKE SET; THENCE S 65°39'36" E A DISTANCE OF 85.21' TO A SPIKE SET; THENCE S 59°43'43" E A DISTANCE OF 101.44' TO A SPIKE SET; THENCE S 55°10'28" E A DISTANCE OF 216.69' TO A SPIKE SET BEING A CORNER TO ORIGINAL 10 ½ ACRES OWNED BY RICHARD R. CHAMBLIN IN O.R.070 PG.852; THENCE WITH SAID CHAMBLIN S 75°10'29" E A DISTANCE OF 510.38' TO A SPIKE SET; THENCE N 86°17'02" E A DISTANCE OF 201.11' TO A SPIKE SET IN THE CENTERLINE OF LYNX DRIVE AND BEING A CORNER TO 2.56 ACRES OWNED BY JAMES NOEL DAVIS ET.AL. TRUSTEES IN O.R.108 PG.606; THENCE WITH SAID DAVIS S 17°43'23" E A DISTANCE OF 151.56' TO A CONCRETE MONUMENT FOUND; THENCE S 14°58'07" W A DISTANCE OF 93.53' TO A SPIKE SET, WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 71.313 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S55DEG 53'00"W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON MAY 1, 2012 AS FOUND IN FILE NO. 12-086.



## General Warranty Deed\*

KENNETH IVAN SEEGRIST, JR.  
a married man, of Adams County, Coloradofor valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY,  
a non-profit corporation of the District of Columbia, whose tax-mailing address is

1504 West 1st Avenue, Columbus, OH 43212

the following **REAL PROPERTY**: Situated in the County of Adams in the State  
of Ohio and in the Township of Brush Creek

Military Survey Nos. 14495 and 16236.

BEGINNING at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls, S 60 deg 02 min E a distance of 35.33 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of a 50 feet wide right of way hereby granted; thence with the centerline of said 50 feet wide right of way for the next twenty-two calls, N 36 deg 50 min E a distance of 58.84 feet to an iron pin; thence N 1 deg 53 min E a distance of 81.74 feet to an iron pin; thence N 21 deg 56 min E a distance of 171.66 feet to an iron pin; thence N 74 deg 06 min E a distance of 100.65 feet to an iron pin; thence N 38 deg 29 min E a distance of 151.06 feet to an iron pin; thence N 11 deg 53 min E a distance of 105.61 feet to an iron pin; thence N 9 deg 34 min W a distance of 173.71 feet to an iron pin; thence N 31 deg 47 min E a distance of 81.87 feet to an iron pin; thence N 57 deg 41 min E a distance of 217.86 feet to an iron pin; thence N 31 deg 05 min E a distance of 220.81 feet to an iron pin; thence N 59 deg 33 min E a distance of 178.10 feet to an iron pin; thence N 39 deg 09 min E a distance of 84.83 feet to an iron pin; thence N 84 deg 57 min E a distance of 165.75 feet to an iron pin; thence N 64 deg 35 min E a distance of 173.79 feet to an iron pin; thence S 62 deg 54 min E a distance of 180.91 feet to an iron pin; thence S 82 deg 47 min E a distance of 279.27 feet to an iron pin; thence N 81 deg 45 min E a distance of 217.41 feet to an iron pin; thence N 50 deg 54 min E a distance of 135.14 feet to an iron pin; thence S 71 deg 20 min E a distance of 102.61 feet to an iron pin; thence S 10 deg 03 min E a distance of 201.49 feet to an iron pin; thence S 57 deg 50 min E a distance

(DESCRIPTION CONTINUED ON BACK PAGE)

Prior Instrument Reference: Volume 277 Page 63 of the Deed Records of Adams  
County, Ohio.Dena Marie Seegrust <sup>wife (husband)</sup>  
Grantor, releases all rights of dower therein. Witness their hand(s) this 16<sup>th</sup> day  
of December, 1987.

Signed and acknowledged in presence of:

  
Witness

  
KENNETH IVAN SEEGRIST, JR.

  
Witness

  
DENA MARIE SEEGRIST
State of Ohio ColoradoCounty of Adams ss.

**BE IT REMEMBERED**, That on this 16<sup>th</sup> day of December, 1987, before me,  
the subscriber, a notary public  
Kenneth Ivan Seegrust, Jr. and Dena Marie Seegrust the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notary seal  
on the day and year last aforesaid.

My Commission expires March 1, 1991  
9233 Clay St.
  
Notary public
This instrument was prepared by CASTLE & FOSTER  
ATTORNEYS AT LAW228 N. MARKET STREET  
WEST UNION, OHIO 44883

- (1) Name of Grantor(s) and marital status.  
(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.  
(3) Delete whichever does not apply.  
(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

TRANSFERROR'S and Recorder's Stamps  
WILLIAM J. FOSTER  
ADAMS COUNTY AUDITOR  
FEE 50¢

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>11.80</u>
EXEMPT	

(CONTINUATION OF DESCRIPTION FROM FRONT PAGE)

of 167.92 feet to an iron pin; thence S 74 deg 46 min E a distance of 148.18 feet to an iron pin in centerline and being the real point of beginning; thence with two division lines through the original tract, N 10 deg 40 min E, passing an iron at 25.08 feet, a distance of 955.38 feet to an iron pin; thence S 77 deg 51 min E, passing an iron pin at 558.40 feet, a distance of 583.42 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with the centerline of said right of way for the next ten calls, S 14 deg 33 min W a distance of 288.76 feet to an iron pin; thence S 09 min 04 min W a distance of 156.38 feet to an iron pin ; thence S 00 deg 13 min W a distance of 270.57 feet to an iron pin; thence S 14 deg 18 min W a distance of 109.12 feet to an iron pin; thence S 57 deg 58 min W a distance of 148.82 feet to an iron pin; thence S 42 deg 55 min W a distance of 190.72 feet to an iron pin; thence S 81 deg 17 min W a distance of 148.36 feet to an iron pin; thence N 63 deg 29 min W a distance of 127.92 feet to an iron pin; thence N 13 deg 28 min W a distance of .65.36 feet to an iron pin; thence N 37 deg 58 min W a distance of 145.41 feet to the beginning, CONTAINING 13.95 ACRES, more or less, being a part of the original 363.91 acres of the premises transferred to James Ditmer, et al in Vol. 248, page 783 and subject to all legal highways and easements and included with and subject to the above mentioned 50 feet wide right of way from Cline Road to be used by grantor and grantee for ingress and egress.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, OH in July, 1980.

Approved For Transfer  
*S. H. Wallingford*  
Adams County Engineer  
#21590  
*J. Wallingford*  
DEC 22 1987

2989  
**General  
Warranty  
Deed**

FROM  
KENNETH IVAN SEEGRIST, JR.  
TO  
THE NATURE CONSERVANCY

ADAMS COUNTY  
RECORDER  
REC'D - FILES 10  
1987 DEC 22 PM 3:43  
RECORDED  
VOL. 277 PAGE 65  
BILL McHENRY

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

JUL 31 2013

CONVEYANCE FEE 1.08  
TRANSFER FEE 1.50  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201300002460  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
07-31-2013 At 02:38 PM.  
DEED 36.00  
OR Book 417 Page 845 - 847

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date 7/29/13 By AS  
Map # 044-4A-12, 44  
ADAMS COUNTY ENGINEER  
C. Hook P.E., P.S.  
New Survey

## Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Ralph Self, Sr., an unmarried widower, Ralph L. Self, Jr. a married man, Glenn Self a single man, Barbara Morris, a married woman, the Grantors, claiming title by or through instrument recorded in O.R. 388, Page 501, O.R. 381, Page 065 O.R. 381, Page 068 and O.R. 230, Page 862, Adams County Recorder's Office, for valuable consideration thereunto given, and for the sum of One hundred fifty two thousand one hundred twenty-eight and 06/100 Dollars (\$152,128.06) received to their full satisfaction of The Nature Conservancy a non-profit corporation of the District of Columbia, the Grantee, whose tax mailing address will be 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017 do:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its heirs and assigns, the following described premises:

*Being situated in Green Township (85.702 acres) and Jefferson Township (28.803 acres), County of Adams and State of Ohio, and also being a part of VMS No. 3669, being remainder of Original 125 acres and all of Original 0.900 acres, owned by Ralph Self Sr, et.al. in O.R. 388 page 501 and O.R. 381, page 065, Adams County Deed Records, and being described as follows:*

*Beginning at a spike found in the centerline intersection of Blue Creek Road and Sunshine Ridge Road; thence S 72 deg 08 min 35 sec E a distance of 436.45 feet to a spike set in the centerline of Sunshine Ridge Road and being a corner to 6.52 acres owned by Michael R. Barnhart et.al. in O.R. 252, page 162 and being the true point of beginning; thence with said Barnhart N 13 deg 41 min 39 sec E a distance of 726.21 feet to a 5/8" rebar found; thence N 44 deg 58 min 41 sec E a distance of 446.94 feet to a pipe found being a corner to 19.49 acres owned by Joan Siegel in Deed Book 251, page 579; thence with said Siegel S 76 deg 25 min 41 sec E a distance of 258.61 feet to a 5/8" rebar found being a corner to a 112.021 acres owned by Nature Conservancy in O.R. 397, page 585; thence with said Nature Conservancy S 78 deg 36 min 33 sec E a distance of 616.49 feet to a 5/8" rebar found being a corner to a 69.381 acres owned by Craig and Debra Henkener in O.R. 070, page 586; thence with said Henkener S 15 deg 26 min 43 sec W a distance of 761.96 feet to a 5/8" rebar found; thence S 18 deg 56 min 39 sec E a distance of 492.97 feet to a spike found in the centerline of Sunshine Ridge Road and being a corner to 46.961 acres owned by Angus Pleasant Valley Farms, LLC in O.R. 409, page 204; thence S 10 deg 26 min 59 sec E passing a 5/8" rebar found at 17.64 feet to a total distance of 383.21 feet to a 5/8" rebar found; thence S 37 deg 37 min 46 sec W a distance of 508.75 feet to a 5/8" rebar found; thence S 04 deg 43 min*



16 sec W a distance of 3129.35 feet to a stone found being in the line of Original 114.14 acres owned by Michael L. and Karen A. Luman in O.R. 272, page 678; thence with said Luman S 82 deg 54 min 37 sec W a distance of 347.48 feet to a 5/8" rebar found; thence N 84 deg 00 min 19 sec W a distance of 396.40 feet to a stone found in the line of Original 30 acres, P-1 owned by Kenneth Lee Grooms in D.B. 269, page 601; thence with said Grooms N 04 deg 37 min 09 sec E a distance of 679.89 feet to a 5/8" rebar found being a corner to Original 100 acre owned by Kenneth Lee Grooms in D.B. 269, page 601; thence with said Grooms and 35.001 acres owned by Nature Conservancy in O.R. 389, page 086 N 07 deg 49 min 05 sec E a distance of 1795.48 feet to a 5/8" rebar found; thence continuing with said Nature Conservancy N 86 deg 21 min 46 sec W a distance of 264.00 feet to a 5/8" rebar found; thence N 16 deg 17 min 33 sec W a distance of 510.86 feet to a 5/8" rebar found being a corner to 44.039 acres owned by Nature Conservancy in O.R. 376, page 574; thence with said Nature Conservancy N 16 deg 17 min 33 sec W a distance of 346.83 feet to a 5/8" rebar found; thence N 08 deg 16 min 41 sec E a distance of 598.01 feet to an axle found being a corner to 1.847 acres in O.R. 150, page 252 and 11.82 acres in O.R. 150, page 253 owned by Norman and Marcella Walker; thence with said Walker N 08 deg 32 min 33 sec E a distance of 377.40 feet to a spike found, which is the true point of beginning, **CONTAINING 114.505 ACRES**, more or less, and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the N 08 deg 16 min 41 sec W line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on May 1, 2013 as found in File No. 13-110.

Permanent Parcel No(s): 164-00-00-042.000, 164-00-00-043.000, 164-00-00-044.000

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

**AND THE SAID** Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantee, its 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.

**AND FOR VALUABLE CONSIDERATION** Rebecca Self, Spouse of Ralph L. Self, Jr., Robert Lee Morris, Spouse of Barbara Morris do hereby remise, release and forever quit-claim unto the said Grantee, its heirs and assigns, all their right and expectancy of Dower in the above-described premises.

IN WITNESS WHEREOF, the Grantors hereunto set their hands the 31<sup>st</sup> day of JULY, 2013.

GRANTORS:

Ralph L. Self Sr.  
RALPH SELF, SR.

Ralph L. Self Jr.  
RALPH L. SELF, JR.

Rebecca Self  
REBECCA SELF

Glenn Self  
GLENN SELF

Barbara Morris  
BARBARA MORRIS

Robert Lee Morris  
ROBERT LEE MORRIS

STATE OF OHIO )  
ADAMS COUNTY ) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared Ralph Self Sr., Ralph L. Self, Jr., Rebecca Self, Glenn Self, Barbara Morris and Robert Lee Morris, the above named Grantors 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 31<sup>st</sup> day of JULY, 2013



Dana N. Whalen  
NOTARY PUBLIC

Dana N. Whalen, Attorney-At-Law  
Notary Public, State of Ohio  
My commission has no expiration date.  
Section 147.03 RC

This Instrument Prepared By:

WHALEN LAW OFFICE, LLC  
Dana N. Whalen  
216 N. Market Street  
West Union OH 45693  
(937) 544-6465

14839 DEED

Pass

BRETT SIMPSON, a married man of Anaktuvuk/, Alaska, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is Ohio Field Office, 1504 West 1st Avenue, Columbus, OH 43212, the following **REAL PROPERTY**:

Situated in the Township of Brush Creek, in the County of Adams, and in the State of Ohio, and further described as follows:

O.A.M. & C. #105. Military Survey No. 16236.

BEGINNING at a reference point at a spike in the centerline of State Route 125 at its intersection with the west line of a 20 feet wide right of way hereby granted and a corner to Harold Allen and Jerry S. Paquette; thence with the property line between said two owners and the west and south lines of said right of way for the next four calls, S 38 deg 20 min E a distance of 118.47 feet to an iron pin; thence S 79 deg 52 min E a distance of 105.75 feet to an iron pin; thence N 84 deg 34 min E a distance of 127.84 feet to an iron pin; thence S 57 deg 14 min E a distance of 127.93 feet to an iron pin and a corner to said property owners and in the line of Earl Allen; thence with said Allen's line and the line of said Paquette and the north line of said 20 feet wide right of way, N 72 deg 32 min E a distance of 116.40 feet to an iron pin in the centerline of beginning of a 50 feet wide right of way hereby granted; thence with the said centerline for the next fourteen calls, S 4 deg 53 min E a distance of 332.03 feet to an iron pin; thence S 46 deg 26 min E a distance of 131.63 feet to an iron pin; thence S 51 deg 26 min E a distance of 235.70 feet to an iron pin; thence S 34 deg 58 min E a distance of 432.97 feet to an iron pin; thence S 4 deg 10 min W a distance of 101.11 feet to an iron pin; thence S 33 deg 43 min E a distance of 311.86 feet to an iron pin; thence S 55 deg 53 min E a distance of 89.10 feet to an iron pin; thence S 41 deg 08 min E a distance of 285.55 feet to an iron pin; thence S 20 deg 26 min E a distance of 87.93 feet to an iron pin; thence S 2 deg 01 min W a distance of 199.47 feet to an iron pin; thence S 54 deg 48 min E a distance of 96.07 feet to an iron pin; thence S 66 deg 45 min E a distance of 332.29 feet to an iron pin; thence S 66 deg 45 min E a distance of 202.54 feet to an iron pin; thence S 56 deg 58 min E a distance of 149.77 feet to an iron pin at the intersection of the first mentioned 50 feet wide right of way and another 50 feet wide right of way hereby granted; thence with the centerline of the latter mentioned 50 feet wide right of way for the next four calls, S 18 deg 23 min W a distance of 265.53 feet to an iron pin; thence S 15 deg 06 min E a distance of 94.27 feet to an iron pin; thence S 18 deg 37 min W a distance of 218.21 feet to an iron pin; thence S 34 deg 21 min W a distance of 342.42 feet to an iron pin in the centerline of said 50 feet wide right of way and being the real point of beginning; thence with the centerline of said right of way, S 14 deg 33 min W a distance of 508.50 feet to an iron pin; thence with four division lines through the original 363.91 acres of which this was a part, N 77 deg 51 min W, passing an iron pin at 25.02 feet, a distance of 765.22 feet to an iron pin; thence N 12 deg 10 min E a distance of 477.82 feet to an iron pin; thence S 77 deg 51 min E a distance of 587.00 feet to an iron pin; thence S 86 deg 31 min 02 sec E, passing an iron pin at 176.79 feet, a distance of 202.26 feet to the beginning, **CONTAINING 8.58 ACRES** more or less, part of the original 363.91 acres transferred to James V. Ditmer, et al in Volume 248, page 783, and subject to all legal highways and easements and included with subject to the above mentioned 20 feet wide right of way and two 50 feet wide rights of way

TRANSFERRED 7-7, 1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE \$ 500

This Conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code  
FEE \$ 7.00  
EXEMPT  
WM. J. STONE, County Auditor

COPIES DESTROYED  
1981  
1982

for use of ingress and egress from State Route 125, by grantor and grantee.

Surveyed by Keith C. Swearingen, #6215, West Union, OH on 11/24/80.

Prior Instrument Reference: Vol.         , page         , of the Deed Records of Adams County, Ohio. Lulu N. Simpson, wife of the Grantor, releases all rights of dower therein. Witness their hand(s) this

29<sup>th</sup> day of June, 1989.

Signed and acknowledged in the presence of:

X Therese E. Edwards  
Witness

X Bret Simpson  
BRET SIMPSON

X Mary L. McHenry  
Witness

X Lulu N. Simpson  
LULU N. SIMPSON

STATE OF ALASKA      North Slope OF Alaska

SS:

BE IT REMEMBERED, That on this 29<sup>th</sup> day of June, 1989 before me, the subscriber, a notary public in and for said state, personally came Bret Simpson and Lulu N. Simpson, husband and wife, the Grantors in the foregoing deed and acknowledged the signing thereof to be theirvoluntary act and deed.

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

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693



X Mary L. McHenry  
My commission expires:         

Notarizing/Notary Public  
Per USPS ASM

STATE OF OHIO ADAMS COUNTY.

Mary L. McHenry is and for said county,  
Notary Public, has this to be a true and accurate copy of  
the foregoing instrument recorded while 1 day

before me at West Union, Ohio, on June 29, 1989.  
Given under my hand and seal of office this 30 day of July, 1989.  
Mary L. McHenry Deputy Notary

Approved by:

A. H. White

Adams County Engineer

#228104

JUL 07 89

D. HANSON

ADAMS COUNTY  
RECORDER  
REC'D - FEES 10.00 per

JUL 07. 89, 11:11 AM

RECORDED  
VOL 283 PAGE 578  
BILL McHENRY



4- 26.37 AC.

# Know All Men by These Presents

That HOMER SKIDMORE, a married man  
of Adams County, Ohio,  
in consideration of One Dollar and other good and valuable consideration  
to him in hand paid by THE NATURE CONSERVANCY  
whose address is 328 E. Hennepin Avenue, Minneapolis, Minnesota 55414  
does hereby **Grant, Bargain Sell and Convey**  
to the said THE NATURE CONSERVANCY, its successors

\* \*\*\*

and assigns forever, the following described **Real Estate**,<sup>(1)</sup> Being situated in Military Survey No. 15336, in the Township of Green, in the County of Adams, in the State of Ohio and bounded and described as follows: Beginning at a stone north of a spring and a corner to Mildred Littner; thence with a boundary line as determined by Volume 28, page 421, S 78 deg 13 min W, with said Littner's line, a distance of 413.25 feet to a stone; thence with seven lines of said Littner, S 48 deg 00 min W a distance of 141.90 feet to a stone; thence S 64 deg 15 min W a distance of 89.10 feet to a stone; thence S 34 deg 00 min W a distance of 152.60 feet to a stone; thence S 5 deg 01 min E a distance of 238.35 feet to a stone; thence S 23 deg 45 min E a distance of 181.50 feet to a stone; thence N 75 deg 51 min W a distance of 803.25 feet to a stone; thence S 61 deg 28 min W a distance of 330.00 feet to a stone north of a drain; thence N 29 deg 05 min E a distance of 510.40 feet to a stake; thence N 14 deg 05 min E a distance of 269.00 feet to a small cedar in the line of Ronald E. Reinhold; thence with seven lines of said Reinhold, S 63 deg 30 min E a distance of 94.65 feet to an iron pin; thence N 10 deg 05 min E a distance of 420.90 feet to a beech on a cliff; thence N 33 deg 25 min E a distance of 99.00 feet to a point on a rock ledge; thence N 15 deg 55 min E a distance of 99.00 feet to a white oak on a cliff; thence N 34 deg 05 min E a distance of 162.00 feet to a beech on a cliff; thence N 16 deg 00 min W a distance of 78.50 feet to a stone by a large sugartree down; thence S 64 deg 10 min E a distance of 864.57 feet to a blazed beech; thence with a boundary line as determined by the aforementioned Volume 28, page 421, S 33 deg 15 min E a distance of 455.00 feet to the beginning, containing 26.37 acres more or less, being the same premises transferred to Homer Skidmore in Volume 229, page 763 and subject to all legal highways and easements and subject to and included with the right of passage thru the original 28 acres in a northerly direction thru the land of Patterson Young (now Ronald Reinhold) and also a passage thru said J. Young's land down the branch to Black's Run Road in Volume 71, page 342.

A survey of this property was made by Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio in June, 1980.

LAST TRANSFER: Vol      Page      Adams County Records of Deeds

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

THE NATURE CONSERVANCY, its successors

~~And~~ and assigns forever. And the said HOMER SKIDMORE

does hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

APPROVED FOR TRANSFER

R.E. Jatta Field

ADAMS COUNTY ENGINEER

D. Hanson

JUL 7 1980

19516



112

In Witness Whereof, the said  
and NANCY SKIDMORE  
herby release s her right and expectancy of dower in said premises, have hereunto set their  
hand s , this 7<sup>th</sup> day of July in the year A.D. nineteen hundred  
and Eighty (1980).

Signed and acknowledged in presence of us:

Robert O. Castor  
John Hawn

Homer Skidmore  
Homer Skidmore  
Nancy Skidmore  
Nancy Skidmore

State of Ohio, Adams County, ss.  
On this 7<sup>th</sup> day of July, 1980, before me, a notary public  
in and for said County, personally came HOMER SKIDMORE and NANCY SKIDMORE

the grantor s in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This conveyance has been examined and the  
Grantor has complied with Section 218.02 of  
the Revised Code  
FEE 7.50  
EX. MPT  
WM J. STONE, County Auditor

[Signature]

This instrument was prepared by Castor & Foster, Attorneys at Law  
West Union, Ohio 45693

1352  
ranty Deed  
MER SKIDMORE  
To  
ATURE CONSERVANCY  
TRANSFERRED 19  
FEE 354  
JUL 7 1980  
County Auditor  
William J. Stone  
COUNTY AUDITOR  
ADAMS COUNTY  
RECORDER  
RECORDED  
JUL 7 1980  
JUL 7 PM 3:13  
RECORDED  
PAGE 111  
ROBERT O. BLANTON



REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

OCT 21 2014

CONVEYANCE FEE 72.06  
TRANSFER FEE 50.00  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date 10.21.14 By AS  
Par. #: 177-42.001  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

201400003061  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
10-21-2014 At 09:10 am.  
DEED      36.00  
OR Book      440 Page 504 - 506

Parcel No.:      177-00-00-042.001  
File No.:      14Q0097-1

## GENERAL WARRANTY DEED

Victor E. Spires and Daphene Spires, Husband and Wife, for valuable consideration paid, grant and convey with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION

Prior Deed Reference:      Deed Book 355, Page 399

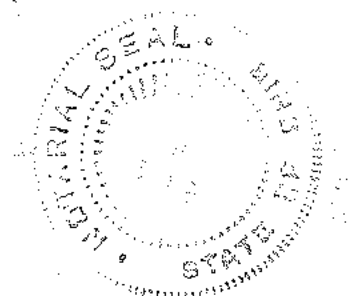
Executed this 21<sup>st</sup> day of October, 2014.

Victor E. Spires  
Victor E. Spires  
Daphene Spires  
Daphene Spires

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 21<sup>st</sup> day of October, 2014 by Victor E. Spires and Daphene Spires, Grantors herein.

Michael C. Fletcher  
Notary Public  
Michael C. Fletcher,  
Notary Public  
My Commission has  
no expiration date



This instrument prepared by:      Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

**EXHIBIT "A"**

**Legal Description  
For File: 14Q0097-1**

**Situate in the Township of Green, County of Adams, State of Ohio, being part of Virginia Military Survey Number 3669, and also being part of an original 20 1/4 acre tract and part of an original 181 1/2 acre tract conveyed to Victor and Daphene Spires as recorded in Volume 222, Page 218, Adams County Deed Records, and also part of an original 8 3/4 acre tract conveyed to Victor and Daphene Spires as recorded in Volume 222, Page 216, A.C.D.R., and being bounded and described as follows:**

**Beginning at a reference spike (set) in the centerline of Punttenney Run Road (T-178A), said spike bears N. 39 Deg. 40' 28" W. 4175.65 feet from a spike (set) at the intersection of the centerlines of said Punttenney Run Road and Blue Creek-Rome Road (C-18B), said spike also being in the common line between said 20 1/4 acre tract of which this is a part and a 71.83 acre tract conveyed to Joyce A. Roellig (Volume 304, Page 589, A.C.D.R.), thence with the centerline of said Punttenney Run Road and being new division lines through said 20 1/4 acre tract and said 181 1/2 acre tract of which this is a part for the next fifteen (15) calls,  
N. 36 Deg. 16' 30" W. 27.01 feet to a spike (set);  
thence N. 47 Deg. 30' 27" W. 36.03 feet to a spike (set);  
thence N. 49 Deg. 08' 20" W. 53.26 feet to a spike (set);  
thence N. 38 Deg. 40' 31" W. 46.07 feet to a spike (set);  
thence N. 23 Deg. 07' 49" W. 54.19 feet to a spike (set);  
thence N. 10 Deg. 10' 20" W. 50.65 feet to a spike (set);  
thence N. 02 Deg. 53' 05" E. 89.47 feet to a spike (set);  
thence N. 10 Deg. 33' 33" E. 126.63 feet to a spike (set);  
thence N. 07 Deg. 11' 49" W. 39.55 feet to a spike (set);  
thence N. 07 Deg. 47' 42" E. 50.35 feet to a spike (set);  
thence N. 13 Deg. 02' 45" E. 84.17 feet to a spike (set);  
thence N. 02 Deg. 36' 16" W. 53.68 feet to a spike (set);  
thence N. 05 Deg. 03' 33" W. 104.62 feet to a spike (set);  
thence N. 14 Deg. 50' 01" E. 38.42 feet to a spike (set);  
thence N. 21 Deg. 09' 25" E. 41.21 feet to a spike (set), said spike being the True Point of Beginning of the tract hereby conveyed;  
thence continuing with the centerline of said Punttenney Run Road and being new division lines through said original 20 1/4 acre tract, said original 181**

1/2 acre tract, said original 8 3/4 acre tract of which this is a part for the next three (3) calls;

N. 15 Deg. 43' 36" E. 234.02 feet to a spike (set);

thence N. 20 Deg. 43' 34" E. 80.61 feet to a spike (set);

thence N. 12 Deg. 26' 23" E. 17.67 feet to a spike (set), said spike being in the south line of a 2.000 acre tract conveyed to Ikie and Kimberly Gilbert (O.R Volume 012, Page 891, A.C.D.R.);

thence leaving said Puntteney Run Road and with said Ikie and Kimberly Gilbert for the next two (2) calls, S. 83 Deg. 17' 31" E. 238.70 feet to a 5/8 inch rebar (found);

thence N. 06 Deg. 42' 29" E. 289.53 feet to a 5/8 inch rebar (found) in the line of a 696.599 acre tract conveyed to The Nature Conservancy (Volume 297, Page 716, A.C.D.R.);

thence with said The Nature Conservancy, S. 83 Deg. 17' 31" E. 535.40 feet to a 5/8 inch rebar (found) in the line of a 47.99 acre tract conveyed to E. Don Wilson (Volume 284, Page 135, A.C.D.R.);

thence with said E. Don Wilson, S. 09 Deg. 29' 50" W. 571.96 feet to a 5/8 inch rebar (set);

thence with another new division line through said original 20 1/4 acre tract and said original 181 1/2 acre tract of which this is a part, N. 86 Deg. 30' 24" W., passing a 5/8 inch rebar (set) at 786.66 feet, a total distance of 805.51 feet to the True Point of Beginning containing 2.9505 acres from said original 20 1/4 acre tract 0.0498 acres from said original 181 1/2 acre tract, and 5.9710 acres from said original 8 3/4 acre tract, thereby conveying a total of 8.9713 acres, more or less, and being subject to all legal rights-of-way and easements of record.

Bearings are magnetic and based on the S 83 Deg. 17' 31" E line, The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on April 4, 2008 and March 11, 2010.

177-00-00-042.001

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**

2 6 2 8

**THAT** Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said NATURE CONSERVANCY its successors and assigns forever, the following described **Real Estate**:

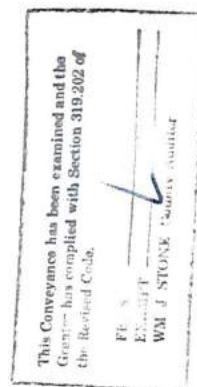
Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

PARCEL I: An undivided one-tenth (1/10th) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 00 min E. a distance of 790.00 feet; thence N. 47 deg. 30 min E. a distance of 270.00 feet; thence N. 77 deg. 30 min E. a distance of 440.00 feet; thence S. 88 deg. 00 min E. a distance of 150.00; thence N. 89 deg. 00 min E. a distance of 1050.00 feet; thence N. 70 deg. 00 min E. a distance of 1000.00 feet; thence N.85 deg. 00 min E. a distance of 1320.00 feet; thence N. 67 deg. 00 min E. a distance of

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 6.00  
1980 DEC 23 AM 10:17  
VOL. 251 PAGE 661  
RECORDED  
ROBERT G. BLANTON



661



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the **Estate, Title and Interest** of the said LOUISE B. ROWE either in Law or Equity, of, in and to the said premises; **Together**



with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby **Covenant** with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in June, 1981, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this 19th day of December 1980.

Signed and acknowledged in the presence of:

Marta D. McKenry

Louise B. Rowe  
Louise B. Rowe

Karen Thatcher Hughes

Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 19th day of December, 1980, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Marta D. McKenry  
MARTHA D. MCKENRY  
Notary Public, State of Ohio  
My Commission Expires June 16, 1985

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P.A.  
916 First National Bank Building  
Cincinnati, Ohio 45202  
(513) 721-5541

TRANSFERRED  
FEE # 35

DEC 27 1980

663

WILLIAM J. Stone,  
COUNTY AUDITOR

APPROVED FOR TRANSFER  
R.E. Satterfield  
ADAMS COUNTY ENGINEER

J. Campbell  
DEC 22 1980

12570



WARRANTY DEED

5

## KNOW ALL MEN BY THESE PRESENTS

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said NATURE CONSERVANCY its successors and assigns forever, the following described **Real Estate**:

Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

PARCEL I: An undivided one-tenth (1/10th) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 00 min E. a distance of 790.00 feet; thence N. 47 deg. 30 min E. a distance of 270.00 feet; thence N. 77 deg. 30 min E. a distance of 440.00 feet; thence S. 88 deg. 00 min E. a distance of 150.00; thence N. 89 deg. 00 min E. a distance of 1050.00 feet; thence N. 70 deg. 00 min E. a distance of 1000.00 feet; thence N.85 deg. 00 min E. a distance of 1320.00 feet; thence N. 67 deg. 00 min E. a distance of

TRANSFERRED  
FEE

354  
JAN 02 1981

William J. Stone,  
COUNTY AUDITOR

APPROVED FOR TRANSFER  
P.E. [Signature]

ADAMS COUNTY ENGINEER

Kathy Willman

JAN 2 1981

12570



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE either in Law or Equity, of, in and to the said premises; Together

730

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RECORDED  
PAGE 129  
ROBERT O. BLANTON

1981 JAN -2 PM 1:39

ADAMS COUNTY  
RECORDER  
REC'D - FEES  
699.8



with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby **Covenant** with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in Dec. \_\_, 1981, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this

2nd day of January 1981.

Signed and acknowledged in the presence of:

Karen Thatcher Hughes  
Karen Thatcher Hughes

Louise B. Rowe  
Louise B. Rowe

Martha B. McHenry  
Martha B. McHenry

Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 2nd day of January, 1981, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Martha B. McHenry  
MARTHA B. McHENRY  
Notary Public, State of Ohio  
My Commission Expires June 15, 1985

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P.A.  
916 First National Bank Building  
Cincinnati, Ohio 45202  
(513) 721-5541

731

This Conveyance has been examined and the Grantee has complied with Section 319.202 of the Revised Code.	
FEE \$	_____
EXEMPT	_____
WM J. STONE, County Auditor	



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

709

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

PARCEL I: An undivided one-tenth (1/10th) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 00 min E. a distance of 790.00 feet; thence N. 47 deg. 30 min E. a distance of 270.00 feet; thence N. 77 deg. 30 min E. a distance of 440.00 feet; thence S. 88 deg. 00 min E. a distance of 150.00; thence N. 89 deg. 00 min E. a distance of 1050.00 feet; thence N. 70 deg. 00 min E. a distance of 1000.00 feet; thence N.85 deg. 00 min E. a distance of 1320.00 feet; thence N. 67 deg. 00 min E. a distance of

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 6.00 pd

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RECORDED  
PAGE 61  
ROBERT O. BLANTON

ADAMS COUNTY TAX MAP DEPARTMENT  
PER [Signature]

12570

MAY 4 1982

61



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE  
either in Law or Equity, of, in and to the said premises; Together



with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby Covenant with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in June, 1982, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this 5<sup>th</sup> day of May 1982.

Signed and acknowledged in the presence of:

Robert D. Castor  
ROBERT D. CASTOR  
Martha B. Mchenry  
MARTHA B. MCHENRY

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 5th day of May, 1982, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Robert D. Castor  
ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P.A.  
916 First National Bank Building  
Cincinnati, Ohio 45202  
(513) 721-5541

TRANSFERRED  
FEE 354

MAY 5 1982

William J. Stone,  
COUNTY AUDITOR 63

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	_____
EXEMPT	_____
WM. J. STONE, County Auditor	



KNOW ALL MEN BY THESE PRESENTS

103

Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

PARCEL I: An undivided one-tenth (1/10th) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 30 min W. a distance of 515.00 feet.

1983  
VOL. 2  
RP

RECEIVED

Adams County Tax Map Department

Per K. Willman

# 12570

JAN 20 1983

**TRANSFER FEE**  
**ADAMS COUNTY AUDITOR**  
**WILLIAM J. STONE**

\$ 35

[JAN 20 1983



ADAMS COUNTY  
RECORDER  
REC'D. - FEES 6.00 pd

28  
VOL. 258 RECORDED PAGE 185  
ROBERT O. BLANTON



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer

with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby Covenant with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in \_\_\_\_\_, 19\_\_\_\_, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this

20<sup>th</sup>

day of

January

1983.

Signed and acknowledged in the presence of:

Martha B. McHenry  
Sheila G. Browning

Louise B. Rowe  
Louise B. Rowe

Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 20<sup>th</sup> day of January, 1983, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Martha B. McHenry

MARTHA B. MCHEMERY



INDEXED

WARRANTY DEED

248

KNOW ALL MEN BY THESE PRESENTS

790

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00 pd.

1983 MAY -4 PM 12:09

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

RECORDED  
VOL. 259 PAGE 248  
ROBERT O. BLANTON

PARCEL I: An undivided one-tenth (1/10th) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 00 min E. a distance of 790.00 feet; thence N. 47 deg. 30 min E. a distance of 270.00 feet; thence N. 77 deg. 30 min E. a distance of 440.00 feet; thence S. 88 deg. 00 min E. a distance of 150.00; thence N. 89 deg. 00 min E. a distance of 1050.00 feet; thence N. 70 deg. 00 min E. a distance of 1000.00 feet; thence N.85 deg. 00 min E. a distance of 1320.00 feet; thence N. 67 deg. 00 min E. a distance of

Approved For Transfer

*S.H. Wallingford*

Adams County Engineer

*D. Hanson*

MAY 4 1983

12570



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE  
either in Law or Equity, of, in and to the said premises; Together



with all the privileges and appurtenances to the same belonging, <sup>250</sup>  
and all the rents, issues and profits thereof; To have and to hold  
the same to the only proper use of the said THE NATURE CONSERVANCY  
its successors and assigns forever, And the said LOUISE B. ROWE  
for herself and for her heirs, executors and administrators, does  
hereby Covenant with the said THE NATURE CONSERVANCY that she is  
the true and lawful owner of the said premises, and has full power  
to convey the same; and that the title so conveyed is Clear, Free  
and Unincumbered; And further, That she does Warrant and Will De-  
fend the same against all claim or claims, of all persons whomso-  
ever; excepting taxes and assessments, if any, due and payable in  
\_\_\_\_\_, 19\_\_\_\_, and thereafter, which the Grantee herein assumes  
and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE,  
JR., her husband who hereby releases all his right and expectancy  
of Dower in the said premises, have hereunto set their hands this

Fourth \_\_\_\_\_ day of May 1983.

Signed and acknowledged in the presence of:

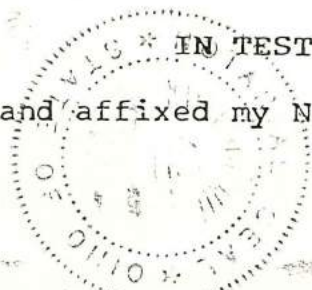
Martina B. McHenry  
Raven Hatcher Hughes  
\_\_\_\_\_  
\_\_\_\_\_

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.  
\_\_\_\_\_

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 4th day of May,  
1983, before me, the subscriber, a Notary Public in and for said  
county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR.  
the grantors in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name  
and affixed my Notarial seal on the day and year last aforesaid.



Martina B. McHenry  
**MARTHA B. MCHENRY**  
Notary Public, State of Ohio  
My Commission Expires June 16, 1985

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P. **TRANSFER FEE**  
916 First National Bank Building **ADAMS COUNTY AUDITOR**  
Cincinnati, Ohio 45202 **WILLIAM J. STONE**  
(513) 721-5541

MAY 4 1983

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	_____
EXEMPT	<input checked="" type="checkbox"/>
Wm. J. Stone, County Auditor	



KNOW ALL MEN BY THESE PRESENTS

1984 JUL -6 AM 11:35

263 RECORDED 342  
THAT Louise ~~Blair~~ Rowe, whose husband's name is Stanley M. Rowe, Jr.,  
ROBERT A. BLANTON  
in consideration of One Dollar (\$1.00) and other good and valuable  
consideration to her paid by THE NATURE CONSERVANCY, a non-profit  
corporation organized under the laws of the District of Columbia,  
whose address is 1800 North Kent Street, Arlington, Virginia, the  
receipt where is hereby acknowledged, does hereby Grant, Bargain,  
Sell and Convey to the said NATURE CONSERVANCY its successors and  
assigns forever, the following described Real Estate:

Situated in the County of Adams in the State of  
Ohio, and in the Township of Brush Creek and  
bounded and described as follows:

Being situated in Military Survey No. 2018, in  
the Township of Brush Creek; in the County of  
Adams, in the State of Ohio and bounded and  
described as follows:

PARCEL I: An undivided one-tenth (1/10th)  
interest in and to the following described real  
estate.

Beginning at an iron pipe at the northeast  
corner of the below described tract, corner to  
James Murphy and in the line of Ollis Tarter;  
thence with said Murphy's line and the line of  
V.R. Lykins, S. 13 deg. 48 min 30 sec W. a  
distance of 4548.20 feet to an iron pipe;  
thence with two lines of said Lykins, N. 76  
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W. a distance of 2280.01 feet to an iron pipe;  
thence N. 77 deg. 10 min 30 sec W. a distance  
of 482.48 feet to an iron pipe in the line of  
Anna Billings; thence with two line of said  
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897.16 ft. to an iron pipe by a walnut; thence  
N 75 deg. 54 min W. a distance of 2839.92 feet  
to a point in the centerline of Ohio Brush  
Creek; thence with the centerline of said creek  
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distance of 263.94 feet; thence N. 21 deg. 30  
min W. a distance of 515.00 feet; thence N. 11  
deg. 56 min W. a distance of 620.41 feet;  
thence N. 86 deg. 30 min W. a distance of  
510.00 feet; thence S. 70 deg. 30 min W. a  
distance of 570.00 feet; thence N. 50 deg. 30  
min W. a distance of 410.00 feet; thence N. 28  
deg. 00 min W. a distance of 650.00 feet;  
thence N. 42 deg. 25 min W. a distance of  
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min E. a distance of 790.00 feet; thence N. 47  
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thence N. 77 deg. 30 min E. a distance of  
440.00 feet; thence S. 88 deg. 00 min E. a  
distance of 150.00; thence N. 89 deg. 00 min E.  
a distance of 1050.00 feet; thence N. 70 deg.  
00 min E. a distance of 1000.00 feet; thence  
N.85 deg. 00 min E. a distance of 1320.00 feet;  
thence N. 67 deg. 00 min E. a distance of

Approved For Transfer

*S.H. Wallingford*

Adams County Engineer

12570

R. DAVIS

JUL 6 1984



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE

either in Law or Equity, of, in and to the said premises; Together 343



with all the privileges and appurtenances to the same belonging, 344  
and all the rents, issues and profits thereof; To have and to hold  
the same to the only proper use of the said THE NATURE CONSERVANCY  
its successors and assigns forever, And the said LOUISE B. ROWE  
for herself and for her heirs, executors and administrators, does  
hereby Covenant with the said THE NATURE CONSERVANCY that she is  
the true and lawful owner of the said premises, and has full power  
to convey the same; and that the title so conveyed is Clear, Free  
and Unincumbered; And further, That she does Warrant and Will De-  
fend the same against all claim or claims, of all persons whomso-  
ever; excepting taxes and assessments, if any, due and payable in  
\_\_\_\_\_, 19\_\_\_\_, and thereafter, which the Grantee herein assumes  
and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE,  
JR., her husband who hereby releases all his right and expectancy  
of Dower in the said premises, have hereunto set their hands this

Sixth

day of

July

1984

Signed and acknowledged in the presence of:

Estelle M. Hifford  
Martha B. McHenry  
\_\_\_\_\_  
\_\_\_\_\_

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.  
\_\_\_\_\_

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 6th day of July,  
1984, before me, the subscriber, a Notary Public in and for said  
county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR.  
the grantors in the foregoing Deed, and acknowledged the signing  
thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name  
and affixed my Notarial seal on the day and year last aforesaid.



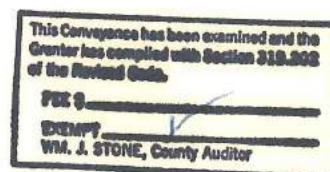
Martha B. McHenry  
MARTHA B. McHENRY  
Notary Public, State of Ohio  
My Commission Expires June 16, 1985

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P.A.  
916 First National Bank Building  
Cincinnati, Ohio 45202  
(513) 721-5541

TRANSFERRED  
ADAMS COUNTY AUDITOR  
WILLIAM J. STONE

JUL 6 1984





WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

743

THAT Louise B. Rowe, whose husband's name is Stanley M. Rowe, Jr., in consideration of One Dollar (\$1.00) and other good and valuable consideration to her paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, whose address is 1800 North Kent Street, Arlington, Virginia, the receipt where is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said NATURE CONSERVANCY its successors and assigns forever, the following described Real Estate:

Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek and bounded and described as follows:

Being situated in Military Survey No. 2018, in the Township of Brush Creek; in the County of Adams, in the State of Ohio and bounded and described as follows:

PARCEL I: An undivided four-tenths (4/10ths) interest in and to the following described real estate.

Beginning at an iron pipe at the northeast corner of the below described tract, corner to James Murphy and in the line of Ollis Tarter; thence with said Murphy's line and the line of V.R. Lykins, S. 13 deg. 48 min 30 sec W. a distance of 4548.20 feet to an iron pipe; thence with two lines of said Lykins, N. 76 deg. 29 min W. a distance of 492.73 feet to an iron pipe by a maple; thence S. 14 deg. 19 min W. a distance of 2280.01 feet to an iron pipe; thence N. 77 deg. 10 min 30 sec W. a distance of 482.48 feet to an iron pipe in the line of Anna Billings; thence with two line of said Billings N. 14 deg. 10 min E. a distance of 897.16 ft. to an iron pipe by a walnut; thence N 75 deg. 54 min W. a distance of 2839.92 feet to a point in the centerline of Ohio Brush Creek; thence with the centerline of said creek for the next 20 calls, N. 13 deg. 41 min W. a distance of 263.94 feet; thence N. 21 deg. 30 min W. a distance of 515.00 feet; thence N. 11 deg. 56 min W. a distance of 620.41 feet; thence N. 86 deg. 30 min W. a distance of 510.00 feet; thence S. 70 deg. 30 min W. a distance of 570.00 feet; thence N. 50 deg. 30 min W. a distance of 410.00 feet; thence N. 28 deg. 00 min W. a distance of 650.00 feet; thence N. 42 deg. 25 min W. a distance of 505.35 feet; thence N. 14 deg. 00 min W. a distance of 515.00 feet; thence N. 22 deg. 00 min E. a distance of 790.00 feet; thence N. 47 deg. 30 min E. a distance of 270.00 feet; thence N. 77 deg. 30 min E. a distance of 440.00 feet; thence S. 88 deg. 00 min E. a distance of 150.00; thence N. 89 deg. 00 min E. a distance of 1050.00 feet; thence N. 70 deg. 00 min E. a distance of 1000.00 feet; thence N.85 deg. 00 min E. a distance of 1320.00 feet; thence N. 67 deg. 00 min E. a distance of

ADAMS COUNTY  
RECORDER

REC'D. - FEES 12.00pd  
1985 MAY -2 PM 2:15

RECORDED  
DL. 266 PAGE 131  
BILL McHENRY

TRANSFERRED 5/2, 1985  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 354

This Conveyance has been examined and the  
Grantor has complied with Section 819.202  
of the Revised Code.

FEE \$  
EXEMPT  
WM. J. STONE, County Auditor

Approved For Transfer

*S.H. Williams*

Adams County Engineer

R. DAVIS  
12570

MAY 2 1985

131



750.00 feet; thence S. 18 deg. 00 min E. a distance of 520.00 feet; thence N. 50 deg. 30 min E. a distance of 550.00 feet; thence N. 14 deg. 30 min. W. a distance of 500.00 feet to a point in the centerline of said Ohio Brush Creek, corner to Ollis Tarter; thence with said Tarter's line S. 77 deg. 57 min E, passing an iron pipe at 120.00, feet a distance of 2244.29 feet to the beginning, containing 674.69 acres more or less, being an undivided interest in the premises conveyed to Louise B. Rowe by deed in Deed Book 194, Page 278, of the Adams County, Ohio Book of Records, and subject to all legal highways and easements and the following:

1. This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall forever be held as a nature preserve for scientific, educational and esthetic purposes, and shall be kept entirely in their natural state, excepting only the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. No hunting, trapping, nor camping shall be permitted, and access to the premises from Ohio Brush Creek for any of such purposes shall not be provided as it is the intent to have the creek banks and shore line kept in their natural state.

2. In the event that The Nature Conservancy transfers the premises to another grantee for the uses and purposes herein set out, the following restrictions shall be placed in the instrument of conveyance:

Should the premises cease to be used solely as provided herein then the estate hereby granted to grantee, its successors or assigns, may be terminated by The Nature Conservancy, its successors or assigns, under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy, its successors or assigns, upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records.

3. Notwithstanding, however, in the event of condemnation of all or any part of the land covered by this conveyance or upon the happening of events beyond the control of the Nature Conservancy, its transferees, successors and assigns, which would prevent perpetuation of the objectives hereinbefore set forth, then The Nature Conservancy, its transferees, successors and assigns, shall have the right to transfer or sell the property and to apply the proceeds of either condemnation or sale to the acquisition or establishment of another nature preserve.

and all the Estate, Title and Interest of the said LOUISE B. ROWE either in Law or Equity, of, in and to the said premises; Together



with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said THE NATURE CONSERVANCY its successors and assigns forever, And the said LOUISE B. ROWE for herself and for her heirs, executors and administrators, does hereby Covenant with the said THE NATURE CONSERVANCY that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments, if any, due and payable in May 2, 1985, and thereafter, which the Grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said LOUISE B. ROWE and STANLEY M. ROWE, JR., her husband who hereby releases all his right and expectancy of Dower in the said premises, have hereunto set their hands this

2nd day of May 1985.

Signed and acknowledged in the presence of:

Martha B. McHenry  
Shirley A. Breeding  
\_\_\_\_\_  
\_\_\_\_\_

Louise B. Rowe  
Louise B. Rowe  
Stanley M. Rowe Jr  
Stanley M. Rowe, Jr.  
\_\_\_\_\_

State of Ohio County of Hamilton SS.

BE IT REMEMBERED, That on the 2nd day of May, 1985, before me, the subscriber, a Notary Public in and for said county, personally came LOUISE B. ROWE AND STANLEY M. ROWE, JR. the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Martha B. McHenry  
MARTHA B. McHENRY  
Notary Public, State of Ohio  
My Commission Expires June 16, 1985

This instrument was prepared by:

SANTEN, SANTEN & HUGHES CO., L.P.A.  
916 First National Bank Building  
Cincinnati, Ohio 45202  
(513) 721-5541





TA-PUSOHLNXX9501

S. H. Wallingford  
Adams County Engineer

# Know All Men by These Presents:

3 6 1 4

D. Hanson

NOV 4 1987

#27546

That<sup>(1)</sup>

JEROLD H. STETTER, an unremarried divorced man

of

County, Ohio,

in consideration of one dollar and other good and valuable consideration

to him paid by THE NATURE CONSERVANCY, a non-profit corporation under the laws of the District of Columbia

tax mailing  
whose address is 1504 West First Avenue, Columbus, Ohio 43212

the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said THE NATURE CONSERVANCY

its successors ~~heirs~~ and assigns forever,

the following described **Real Estate**:<sup>(2)</sup> Situated in the County of Adams, Township of Brush Creek and in the State of Ohio:

Military Survey No. 16236, O.A. & M.C. No. 105  
Beginning at a reference point at a spike in the centerline of SR 125 and a corner to Harold Allen and Jerry S. Paquette and at the beginning of an existing 20 feet wide right of way; thence with four lines of said Allen and Paquette and west and south lines of said right of way, S 38 deg 20 min E a distance of 118.47 feet to an iron pin; thence S 79 deg 52 min E a distance of 105.75 feet to an iron pin; thence N 84 deg 34 min E a distance of 127.84 feet to an iron pin; thence S 57 deg 14 min E a distance of 127.93 feet to an iron pin in the line of Earl Allen; thence with said north line of said right of way and the line of said Paquette and said Earl Allen, N 72 deg 32 min E a distance of 90.78 feet to an iron pin in the centerline of an existing 50 feet wide right of way hereby granted; thence with said centerline for the next thirteen calls, S 4 deg 53 min E a distance of 332.03 feet to an iron pin; thence S 46 deg 26 min E a distance of 131.63 feet to an iron pin; thence S 51 deg 26 min E a distance of 235.70 feet to an iron pin; thence S 34 deg 58 min E a distance of 432.97 feet to an iron pin; thence S 4 deg 10 min W a distance of 101.11 feet to an iron pin; thence S 33 deg 43 min E a distance of 311.86 feet to an iron pin; thence S 55 deg 53 min E a distance of 89.10 feet to an iron pin; thence S 41 deg 08 min E a distance of 285.55 feet to an iron pin; thence S 20 min 26 min E a distance of 87.93 feet to an iron pin; thence S 2 deg 01 min W a distance of 199.47 feet to an iron pin; thence S 54 deg 48 min E a distance of 96.07 feet to an iron pin; thence S 66 deg 45 min E a distance of 534.83 feet to an iron pin; thence S 56 deg 58 min E a distance of 149.77 feet to an iron pin at the intersection of a 50 feet wide right of way and another 50 feet wide right of way hereby granted; thence with the centerline of the second mentioned 50 feet wide right of way for the next four calls, S 18 deg 23 min W a distance of 265.53 feet to an iron pin; thence S 15 deg 06 min E a distance of 94.27 feet to an iron pin; thence S 18 deg 37 min W a distance of 218.21 feet; thence S 34 deg 21 min W a distance of 194.00 feet to an iron pin in said centerline and being the real point of beginning; thence with two

TRANSFERRED 3/1, 19 88  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 8.00  
EXEMPT  
WM. J. STONE, County Auditor

783

RECEIVED JUN 09 1989



division lines through the original 363.91 acres, S 83 deg 24 min E passing an iron pin at 25.25 feet, a distance of 452.15 feet to an iron pin; thence S 13 deg 26 min W a distance of 927.68 feet to an iron pin in the line of Forrest Grooms; thence with said Grooms' line for the next two calls, N 87 deg 47 min W a distance of 223.75 feet to an iron pin; thence S 4 deg 12 min W a distance of 57.94 feet to an iron pin; thence with a division line through the original 363.91 acres, N 80 deg 56 min W passing an iron pin at 278.66 feet, a distance of 303.66 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with said centerline for the next three calls, N 9 deg 05 min E a distance of 62.00 feet to an iron pin; thence N 13 deg 33 min E a distance of 797.26 feet to an iron pin; thence N 34 deg 21 min E a distance of 148.42 feet to the beginning CONTAINING 11.27 ACRES, more or less, part of the premises transferred to James V. Ditmer, etal, in Volume 248, page 783, and subject to all legal highways and easements, and included with and subject to the above mentioned three rights of way (20 feet wide, 50 feet wide and 50 feet wide) from State Route 125, to the above described tract to be used by grantor and grantee for ingress and egress.  
 Surveyed: Keith C. Swearingen, Surveyor No. 6215, West Union, Ohio, on July 11, 1980.

BEGINNING at a reference point at a spike found in the centerline of the old road of Hamilton Road and a corner to Otis McCarty and a 0.941 acre of James Ditmer, etal and the beginning of a 50 feet wide right of way hereby granted; thence with three lines of said 0.941 acre and three lines of said right of way, S 78 deg 28 min 41 sec W a distance of 384.90 feet to an iron pin found; thence S 81 deg 13 min 55 sec W a distance of 265.89 feet to an iron pin found; thence S 89 deg 11 min 12 sec W a distance of 161.41 feet to an iron pin found and a corner to Ray McCarty and a corner to the original 363.91 acres; thence with the east line of said 50 feet wide right of way and with a line of the original 363.91 acres S 0 deg 55 min 00 sec W a distance of 43.12 feet to a spike found in the centerline of another 50 feet wide right of way previously granted.

LAST TRANSFER: Volume 211, page 780;

and all the **Estate, Title and Interest** of the said grantor

JEROLD H. STETTER

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY

its successors ~~heirs~~ and assigns forever.

**And the said**

JEROLD H. STETTER

for himself and his heirs, executors and administrators, do es hereby **Covenant** with the said

THE NATURE CONSERVANCY

its successors and ~~heirs~~ and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That he does Warrant and Will Defend** the same against all claims of all persons whomsoever.



In Witness Whereof, the said JEROLD H. STETTER

who hereby release all his right and expectancy of **Dower** in said premises, has hereunto set his hand 10<sup>th</sup> day of November 19 87 this

Signed and acknowledged in presence of:

Patricia L. Perez  
Witness

Jerold H. Stetter  
JEROLD H. STETTER

Roger Fleming  
Witness

State of CALIFORNIA County of SAN DIEGO ss.

Be it Remembered, That on this TENTH day of November, 1987,

before me, the subscriber, a notary public in and for said state, personally came

JEROLD H. STETTER, an unmarried divorced man

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

1988 MAR 11 PM 2:17

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed. VOL 277 PAGE 783  
RECORDED  
BILL McHENRY

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Janine R. Gramata  
JANINE R. GRAMATA

This instrument was prepared by Castor & Foster  
Attorneys at Law  
228 North Market St.  
West Union, OH 45693

(1) Include reference to marital status of grantor.  
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

1635

**WARRANTY DEED**

VIRGIL A. STEVENS AND ERNESTINE STEVENS, an unmarried man and an unmarried woman, of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is 1504 West 1st Avenue, Columbus, Ohio 43212, the following REAL PROPERTY:

Situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, being part of Virginia Military Survey No. 1976 and also being the premises conveyed to Virgil A. and Ernestine Stevens as recorded in Vol. 282, page 695, Adams County Deed Records and bounded and described as follows:

BEGINNING at a spike (found) in the centerline of Cedar Mills Road (C-6C), said spike being a corner of a 0.804 acre tract conveyed to Ernestine Stevens (Vol. 258, page 503 ACDR); thence leaving said Cedar Mill Road and with said Ernestine Stevens for the next two (2) calls, N 78°-48'-19" W 154.57 feet to a rebar (set); thence N 10°-53'-08" E 218.52 feet to a rebar (found) in the line of James E. Patrick, et al (Vol. 275, page 743 ACDR); thence with said James E. Patrick, et al for the next two (2) calls, N 82-41'-23" W 256.51 feet to a rebar (found); thence N 4°-35'-37" E 49.79 feet to a rebar (found), said rebar being a corner of Willard C. Cole, et al (Vol. 211, page 375, Second Tract. ACDR); thence with said Willard C. Cole, et al N 74°-36'-19" W 718.65 feet to a stone (found), said stone being a corner of Robert L. and Mary Trickle (Vol. 232, page 863, ACDR) and the Nature Conservancy (Vol. 274, page 734, ACDR); thence with the Nature Conservancy, S 13°-17'-15" W 908.48 feet to a pipe (found), said pipe being a corner of Lawrence E. Tegeder (Vol. 286, page 763, ACDR); thence N 88°-25'-50" E 601.09 feet to a pipe (found) in the line of Mannie Marie Irick (Vol. 188, page 188, ACDR); thence with said Mannie Marie Irick for the next two (2) calls, N 13°-35'-40" E 347.50 feet to rebar (set); thence S 75°-46'-05" E, passing a stone (found) at 544.08 feet, a total distance of 563.91 feet to a spike (set) in the centerline of said Cedar Mills Road; thence with the centerline of said Cedar Mills Road, N 12°-26'-52" E 154.57 feet to the place of beginning CONTAINING 14.861 ACRES, more or less, and being subject to all legal rights-of-way and easements of record including a 12.00 foot wide easement conveyed to Lawrence E. Tegeder (Vol. 286, page 763, ACDR).

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in March, 1993.

**SAVE AND EXCEPT:**

Beginning at a spike (found) in the centerline of Cedar Mills Road (C-6C), said spike being the southeast corner of a 0.804 acre tract conveyed to Ernestine Stevens (Vol. 258, page 503, ACDR), thence leaving said Cedar Mills Road and with the said Ernestine Stevens for the next two (2) calls, N 78°-48'-19" W 154.57 feet to a rebar (set); thence N 10°-53'-08" E 45.00 feet to a rebar (set); thence with three (3) new division lines through the tract of which this is a part, N 75°-46'-05" W 178.53 feet to a rebar (set); thence S 12°-26'-52" W 149.32 feet to a rebar (set); thence S 75°-46'-05" E 334.35 feet to a spike (set) in the centerline of said Cedar Mills Road; thence with the centerline of said Cedar Mills Road, N 12°-26'-52" E 112.27 feet to the place of beginning CONTAINING 1.000 ACRE, more or less, and being subject to all legal rights-of-way and easements of record.

ACCEPTABLE FOR TRANSFER

06-25-93

#94-P/052

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in April, 1993.

93-08 vs-nc

Prior Instrument Reference: Vol. 282, page 695, of the Deed Records of Adams County, Ohio.

VIRGILA. STEVENS AND ERNESTINE STEVENS, son and mother,, the Grantor(s), release all rights of dower therein. Witness their hand(s) this 25<sup>th</sup> day of June, 1993.

Signed and acknowledged in the presence of:

Alan W. Foster  
ALAN W. FOSTER

Virgil A. Stevens  
VIRGIL A. STEVENS

J. David McFarland  
J. DAVID MCFARLAND

Ernestine Stevens  
ERNESTINE STEVENS

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 25 day of June, 1993, before me, the subscriber, a notary public in and for said state, personally came VIRGIL A. STEVENS AND ERNESTINE STEVENS, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Alan W. Foster

Prepared by:

CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

Alan W. Foster, Attorney-At-Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 RC

TRANSFERRED 65, 19 93  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR  
FEE 50

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEE \$	<u>20.50</u>
EXEMPT	<u>xx</u>
CARROLL E. NEWMAN, County Auditor	

ADAMS COUNTY  
RECORDER  
REC'D. FEES 10.00

JUN 25 93

12:31 PM

RECORDED  
VOL. 302 PAGE 621  
MARK A. TOLLE





## General Warranty Deed\*

ROBIN H. HAMPTON SWARTZ

a married woman

, of Brown County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax-mailing address is

1504 West 1st Avenue, Columbus, OH 43212

the following REAL PROPERTY: Situated in the County of Adams

in the State

of Ohio and in the Township of Brush Creek

M.S. # 16236

O.A. &amp; M.C. #105

Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.90 acres; thence with the centerline of said Cline Road and the centerline of an existing 50 feet wide right of way for the next seventeen calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike at the intersection of another 50 feet wide right of way; thence S 72 deg 43 min E a distance of 233.73 feet to an iron pin; thence N 59 deg 40 min E a distance of 169.97 feet to an iron pin; thence N 50 deg 40 min E a distance of 171.97 feet to an iron pin; thence N 23 deg 43 min E a distance of 105.48 feet to an iron pin; thence N 27 deg 25 min E a distance of 128.07 feet to an iron pin; thence N 28 deg 23 min E a distance of 199.95 feet to an iron pin; thence N 6 deg 40 min E a distance of 125.46 feet to an iron pin; thence N 37 deg 14 min E a distance of 179.94 feet to an iron pin; thence N 16 deg 57 min E a distance of 109.55 feet to an iron pin; thence N 49 deg 58 min E a distance of 120.69 feet to an iron pin; thence N 75 deg 14 min E a distance of 186.79 feet to an iron pin; thence S 86 deg 28 min E a distance of 256.33 feet to an iron pin; thence N 50 deg 57 min E a distance of 216.81 feet to an iron pin; thence N 27 deg 34 min E a distance of 91.42 feet to an

(CONTINUED ON BACK PAGE)

Prior Instrument Reference: Volume 275 Page 368 of the Deed Records of Adams

County, Ohio. KENNETH SWARTZ

~~XXXX~~husband) of the

Grantor, releases all rights of dower therein. Witness their hand(s) this 7th day of August, 19 87.

Signed and acknowledged in presence of:

  
Amy Hedrick


  
Robert D. Castor


  
ROBIN H. HAMPTON SWARTZ


  
KENNETH SWARTZ

State of Ohio

County of Adams

ss.

BE IT REMEMBERED, That on this 7th day of August, 1987, before me, the subscriber, a notary public in and for said state, personally came, ROBIN H. HAMPTON SWARTZ, and KENNETH SWARTZ, her husband, Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

ROBERT D. CASTOR, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.33 H. C.

This instrument was prepared by

CASTOR & FOSTER  
ATTORNEYS AT LAW  
228 N. MARKET STREET  
WEST UNION, OHIO 45680

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions and assessments, if any.

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

8/1 1987

50

12.00

(CONTINUATION OF DESCRIPTION FROM FRONT PAGE)

iron pin at the intersection of the aforementioned 50 feet wide right of way; thence N 81 deg 45 min E a distance of 217.41 feet to an iron pin in said centerline and being the real point of beginning; thence with five division lines through the original 363.91 acres, N 9 deg 29 min W, passing an iron pin at 28.76 feet, a distance of 1371.39 feet to an iron pin; thence S 77 deg 51 min E a distance of 867.46 feet to an iron pin; thence S 12 deg 09 min 30 sec W a distance of 477.82 feet to an iron pin; thence N 77 deg 51 min W a distance of 71.70 feet to an iron pin; thence S 13 deg 55 min W, passing an iron pin set at 828.50 feet, a distance of 890.05 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way; thence with said centerline for the next three calls, N 10 deg 03 min W a distance of 201.49 feet to an iron pin; thence N 71 deg 20 min W a distance of 102.61 feet to an iron pin; thence S 50 deg 54 min W a distance of 135.14 feet to the beginning, CONTAINING 16.12 ACRES, more or less, part of the original 363.91 acres transferred to James V. Ditmer, et al in Volume 248, page 783, subject to all legal easements and included is the above mentioned 50 feet wide rights of ways for ingress and egress from Cline Road.

Surveyed: Keith C. Swearingen, #6215, West Union, OH,  
February 2, 1981.

Approved For Transfer

*A. H. Wallingford*

Notary Public

*R. Davis*

21459

AUG 7 1987

1841  
**General  
Warranty  
Deed**

FROM

ROBIN H. HAMPTON SWARTZ

TO

THE NATURE CONSERVANCY

ADAMS COUNTY

RECORDED

REC'D - FEB 10

1987 AUG -7 PM 2:32

RECORDED

VOL. 275 PAGE 370

BILL MCNEELY



## GENERAL WARRANTY DEED\*

2292



26

The Nature Conservancy, a corporation organized and existing under the laws of the State of District of Columbia for valuable consideration paid, grants, with general warranty covenants, to David and Jina Bohl, husband and wife, whose tax-mailing address is P.O. Box 291, Mt. Orab, OH 45154 the following **REAL PROPERTY**: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek (2)

See Exhibit A attached hereto and incorporated by reference herein for legal description.

This conveyance is subject to all rights, restrictions and easements of record; to real estate taxes due in 1990 and thereafter; to a lease between the Grantor herein and Lucien Fenton; and to those restrictions set out in Exhibit B attached hereto and incorporated by reference herein.

Prior Instrument Reference: Vol. 285 Page 300 of the Deed Records of Adams County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by Russell Van Herik, its vice president, and Jane Prohaska, its assistant secretary, thereunto duly authorized by resolution of its board of directors, this 18th day of Sept. 1990.

Signed and acknowledged in the presence of:

WITNESS Gail Harbeck  
WITNESS Donna Riggs

THE NATURE CONSERVANCY  
by Russell Van Herik, Vice President  
Jane Prohaska, Assistant Secretary

State of Ohio Minnesota

County of Hennepin SS.

**BE IT REMEMBERED**, That on this day of September, 1990, before me, the subscriber, a notary public in and for said state, personally came Russell Van Herik, vice president, and Jane Prohaska, assistant secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors, governors.

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



Rose A. Romowski  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My commission expires 6-5-95

Rose Anne Romowski

This instrument was prepared by Jane Prohaska, Regional Counsel, The Nature Conservancy, 1313 Fifth Street S.E., Minneapolis, MN 55414

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT B  
RESTRICTIONS

The property shall be subject to the following restrictions:

There shall be no further subdivision of the property.

No mobile homes shall be placed on the property.

The property shall not be used for business or commercial purposes nor may any structures be placed on the property in conjunction with any business or commercial purpose. Nothing herein shall be construed to prevent the use of the property for agricultural or residential purposes.

There shall be no mineral exploration or removal by any method which would disturb the surface of the property.

These restrictions shall run with the property in perpetuity and shall be binding upon the Grantees herein and the Grantees' heirs, successors and assigns. The restrictions shall further be deemed to benefit the adjacent land to the north and south now owned by The Nature Conservancy as acquired by it in that deed recorded in Adams County on November 22, 1989 at Volume 285, Page 300. The Nature Conservancy and its successors and assigns to its interest in this adjacent property shall have the right to enforce these restrictions through any proceeding available at equity or in law.

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00

SEPT 21 1990

11:07 AM

RECORDED  
VOL. 289 PAGE 26  
BILL MCHENRY

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**END  
DOC**



# WARRANTY DEED

300

2711

ROBERT TAYLOR, a married man of Adams County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, 1815 North Lynn Street, Arlington, VA 22209 a non-profit corporation of the District of Columbia, whose tax mailing address is 1504 W. First Avenue, Columbus, Ohio 43212, the following REAL PROPERTY: Situated in the County of Adams in the State of Ohio, and in the Township of Brush Creek:

Being situated in Military Survey Nos. 14309 and 14617. -  
Situated in the Township of Brush Creek, County of Adams and State of Ohio;

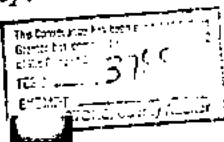
Beginning at a spike set at the intersection of Tulip Road No. C-9 and Hamm Road No. T-1095; thence with the centerline of said Hamm Road for the next five calls, S 63 deg 41 min 35 sec W a distance of 59.50 feet to a spike set; thence S 78 deg 52 min 12 sec W a distance of 150.68 feet to a spike set; thence N 88 deg 48 min 17 sec W a distance of 182.08 feet to a spike set; thence N 78 deg 20 min 49 sec W a distance of 105.84 feet to a spike set; thence N 70 deg 18 min 59 sec W a distance of 142.02 feet to a spike set in the centerline of said Hamm Road; thence with a division line through the original 60.85 acres, S 17 deg 49 min 22 sec E, passing an iron pin set at 20.00 feet, a distance of 618.05 feet to an iron pin set in the line of a 63 acres of Ethel Kelsey as recorded in Volume 206, page 272; thence with said Kelsey's line, S 78 deg 55 min 36 sec W a distance of 792.30 feet to an iron pin set in the line of a 85 acres of Thomas C. and Loretta B. Smith as recorded in Volume 213, page 640; thence with two lines of said Smiths, N 29 deg 12 min 15 sec W a distance of 926.91 feet to a spike set in the centerline of the aforementioned Hamm Road; thence N 25 deg 39 min 26 sec W a distance of 509.94 feet to an iron pin set and a corner to a 3 acres of Chester Earl Moore as recorded in Volume 199, page 386; thence with two lines of said Moore, N 44 deg 31 min 30 sec E a distance of 221.10 feet to an iron pin set; thence N 56 deg 09 min 14 sec E a distance of 795.98 feet to a stone found on the west side of an old road; thence with the said road, S 25 deg 05 min 51 sec E a distance of 144.86 feet to an iron pin set in the centerline of said old road; thence with said centerline for the next three calls, S 42 deg 29 min 04 sec E a distance of 228.71 feet to an iron pin set; thence S 45 deg 53 min 04 sec E a distance of 385.18 feet to an iron pin set; thence S 44 deg 44 min 18 sec E a distance of 814.73 feet to the beginning, CONTAINING 41.971 ACRES more or less, being a part of the original 60.85 acres of the premises transferred to Robert Taylor in Volume 266, page 765 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 25 deg 05 min 51 sec E line along the centerline of the old road.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, OH on October 27, 1989.

Prior Instrument Reference: Vol. 266 , page 765 , of the Deed Records of Adams County, Ohio.

The tobacco based located on said above described real estate shall transfer with said property.

TRANSFERRED 11/23 1989  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50



Approved For Trans:

A. H. Wellingford

Adams County Engineer

L. Davis

NOV 22 1989

27249

Robert Taylor and Betty M. Steward/<sup>his wife</sup> the Grantors, releases all rights of dower therein. Witness their hand(s) this \_\_\_\_\_ day of November 1989.

Signed and acknowledged in the presence of:

[Signature]  
Robert D. Castor, as to 1.

X [Signature]  
1 ROBERT TAYLOR

[Signature]  
John T. Etienne as to 1 & 2

[Signature]  
2 BETTY M. STEWARD

Paula R. Richardson as to 2  
STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 21 day of November, 1989, before me, the subscriber, a notary public in and for said state, personally came Robert Taylor, one of the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

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

[Signature]

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 21 day of November, 1989, before me, the subscriber, a notary public in and for said state, personally came Betty M. Steward, one of the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed.

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

[Signature]

JOHN T. ETIENNE  
Notary Public, State of Ohio  
My Commission Expires March 16, 1992

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

NOV 22 89

1:25 PM

285

300

**SPECIAL WARRANTY DEED  
WITH RESERVATION OF CONSERVATION EASEMENT**

THIS DEED, made and entered into as of the 14 day of August, 2006, by and between The Nature Conservancy, a non-profit corporation of the District of Columbia, whose address is 6375 Riverside Drive, Suite 50, Dublin, OH 43017 (herein "Grantor") and Cincinnati Museum Center, 1301 Western Ave. Cincinnati, OH 45203-1130 (herein "Grantee").

**WITNESSETH:**

THAT for and in consideration of the sum of ten thousand dollars (\$10,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged by Grantor, Grantor has this day BARGAINED and SOLD and by these presents does hereby GRANT and CONVEY unto Grantee, its successors and assigns forever, all of Grantor's rights in the property located in Adams County, Ohio and fully described on Exhibit A attached hereto and incorporated herein by reference (the "Property") subject to and together with all easements and rights described in Exhibit A. The Property is also conveyed subject to a conservation easement of even date herewith that Grantee herein shall, as a condition of delivery of this warranty deed, execute and deliver to The Nature Conservancy.

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging, unto Grantee, its successors and assigns forever.

Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of its right, title and interest in and to the Property, including the homestead exemption and all other exemptions allowed by law, and does hereby covenant to and with Grantee, Grantee's successors and assigns, that Grantor is lawfully seized in fee simple title to the Property and has a good and valid right to convey the same as herein done, that the Property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT SPECIALLY the title to the Property, SUBJECT TO THE FOLLOWING:

1. Grantor expressly reserves and retains for itself, its successors and assigns, a perpetual conservation easement over the Property upon the terms set out in the **Reservation of Conservation Easement** attached to this Deed as **Exhibit B**, which is hereby incorporated into this Deed as if fully set out herein.

2. Permitted encumbrances:

- a. Reservation of Conservation Easement.
- b. Electric easement from Norman Thatcher to Adams Rural Electric Cooperative, Inc., dated August 20, 1980 and recorded September 5, 1980 in Easement Vol. 250, pg. 605, Adams County Records.

200600003479  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE  
08-14-2006 At 09:35 am.  
DEED 148.00  
OR Book 278 Page 633 - 649

c. Utility easement from Norman Thatcher and Mayme Thatcher to William H. Mers, Jr., and Barbara T. Mers, dated October 22, 1980 and recorded October 24, 1980 in Easement Vol. 251, pg. 2312, Adams County Records.

d. Water easement from Norman Thatcher and Bill Thatcher to the Adams County Regional Water District, dated February 12, 2000 and recorded February 15, 2000 in Water Easement Vol. 100, pg. 444, Adams County Records.

The Reservation of Conservation Easement is reserved and created pursuant to Ohio Revised Code § 5301.67 et seq. The Reservation of Conservation Easement shall run with the land and shall be binding upon the Grantee and Grantee's successors and assigns and all future owners of the Property in perpetuity. The Grantor or its successors or assigns shall have the right to enforce these restrictions by proceedings at law or in equity. By acceptance of this deed, the Grantee, for Grantee and Grantee's successors and assigns, hereby acknowledges that injunctive or other appropriate equitable relief is among the available remedies in the event of breach of these restrictions.

In witness whereof, Grantor and Grantee have executed this Deed as of this 11th day of August, 2006, agreeing that the conveyance of the Property from Grantor to Grantee which is made hereby is subject to all of the terms that are set out in this Deed, including the terms of the Reservation of Conservation Easement. Without placing any limitation on the foregoing provisions, Grantee hereby acknowledges that: (i) Grantor and Grantee are, by means of the Conservation Easement, restricting in perpetuity the uses which may be made of the Property by Grantee, and by the successors and assigns of Grantee; and (ii) Grantee is hereby accepting title to the Property subject to the Reservation of Conservation Easement.

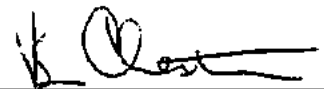
GRANTOR:

THE NATURE CONSERVANCY

By:   
Susan C. Gretz, Assistant Secretary

GRANTEE:

CINCINNATI MUSEUM CENTER

By: 

Its: CFO & VP Administration

STATE OF Minnesota)  
 )ss  
COUNTY OF Hennepin)

The foregoing instrument and certificate of consideration was acknowledged and sworn to before me this 10<sup>th</sup> day of August, 2006, by Susan C. Gretz as Assistant Secretary of The Nature Conservancy, a non-profit corporation under the laws of the District of Columbia, on behalf of that corporation.

Karen de Boer  
Notary Public  
My Commission Expires: 1-31-2010



STATE OF Ohio)  
 )ss  
COUNTY OF Hamilton)

The foregoing instrument and certificate of consideration was acknowledged and sworn before me this 11<sup>th</sup> day of August, 2006, by V.L. Cusack as V.P. of Administration of Cincinnati Museum Center, on behalf of that corporation.

Michael C. Fletcher  
Notary Public  
My Commission Expires:



This instrument was prepared by:

Susan C. Gretz  
The Nature Conservancy  
1101 West River Parkway, Suite 200  
Minneapolis, MN 55415

MICHAEL C. FLETCHER - Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.



**EXHIBIT A TO SPECIAL WARRANTY DEED  
LEGAL DESCRIPTION OF THE PROPERTY**

6.670 Acres

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 2470, 12322, and 14139, and also being a part of the Original 131.458 Acres, owned by Nature Conservancy, as recorded in O. R. 262, page 507 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Waggoner Riffle Road (C-5 A) and also at a corner to 285.6 acres of John H. Morgan, Et. Al. (O. R. 082, page 386); thence continuing with said centerline for the next two calls, N 05 deg 21 min 56 sec E 582.08 feet to a spike (found); thence N 08 deg 24 min 49 sec E 144.39 feet to a spike (set) in the centerline of said Waggoner Riffle Road; thence continuing with eight division lines through the Original Tract, S 62 deg 51 min 38 sec E 198.50 feet to a ½" rebar (set); thence S 46 deg 32 min 18 sec E 86.36 feet to a ½" rebar (set); thence S 83 deg 45 min 37 sec E 88.50 feet to a ½" rebar (set); thence N 67 deg 20 min 28 sec E 92.84 feet to a ½" rebar (set); thence S 53 deg 49 min 47 sec E 209.64 feet to a ½" rebar (set); thence S 33 deg 30 min 48 sec W 172.71 feet to a ½" rebar (set); thence S 22 deg 35 min 09 sec W 165.41 feet to a ½" rebar (set); thence S 56 deg 31 min 08 sec W 191.97 feet to a ½" rebar (found) at a corner to said the aforementioned Morgan; thence continuing with said Morgans' line, S 77 deg 58 min 00 sec W, passing a ½" rebar (set) at 325.00 feet, a total distance of 346.38 feet to the beginning, containing 6.670 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record, if any. Bearings are based upon the N 80 deg 43 min 44 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on December 15, 2005 and found in File No. 05-158.

Filename: Thatcherncnature635805158c

## **EXHIBIT B TO SPECIAL WARRANTY DEED RESERVATION OF CONSERVATION EASEMENT**

This Reservation of Conservation Easement constitutes an integral part of the Warranty Deed with Reservation of Conservation Easement to which it is attached (the "Deed"), by means of which The Nature Conservancy, a District of Columbia non-profit corporation ("Conservancy"), is conveying to the Cincinnati Museum Center ("Grantee"), a nonprofit corporation, the Property in Adams County, Ohio, which is more particularly described in Exhibit A attached to and incorporated by reference in the Deed (The "Protected Property"). The term "Deed," as used hereafter, shall include all of the provisions of this Reservation of Conservation Easement (hereinafter "Easement"). The Conservancy and Grantee have agreed upon the terms of the Easement, which are set out in more detail below, on the basis of the following facts and circumstances:

A. **PROTECTED PROPERTY.** The property that is the subject of the Deed and this Reservation of Conservation easement is approximately 6.67 acres of real property in Adams County, Ohio.

B. **CONSERVATION VALUES.** The Protected Property, in its present state, has significant natural, aesthetic, scientific and educational values as a "relatively natural habitat of fish, wildlife, or plants or similar ecosystem," as that phrase is used in Section 170(h)(4)(A)(ii) of the Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder (collectively, "Conservation Values").

In particular, the Protected Property is habitat for the following rare species: Juniper sedge (*Carex juniperorum*), Spider milkweed (*Asclepias viridis*) and Southern Black-haw (*Viburnum rufidulum*) and has potential for habitat enhancement for said species through restoration and removal of non-native species. This property is also immediately adjacent to the Conservancy's Edge of Appalachia Preserve and as such provides important buffer for globally significant habitat protected within the preserve.

C. **CONSERVANCY'S RIGHT TO PROTECT CONSERVATION VALUES.** The Conservancy reserves and retains ownership of the right to identify, preserve, protect, and enhance the Conservation Values of the Protected Property. In conjunction with the conveyance of title to the Protected Property to Grantee, the parties intend by the reservation of the Easement by the Conservancy to ensure that the Conservation Values of the Protected Property are preserved, protected, and maintained in perpetuity, and that they are also enhanced from time to time hereafter, all as provided in the Deed and Easement.

D. **PERMITTED USES AND IMPROVEMENTS.** The Conservation Values of the Protected Property are not likely to be adversely affected to any substantial extent by limited development of the Protected Property through the use and maintenance and/or construction of those structures, improvements and facilities that are authorized under this Easement.

E. **QUALIFIED ORGANIZATION.** The Conservancy is a non-profit corporation created to preserve and conserve natural areas for aesthetic, scientific, charitable and educational

purposes and is an organization qualified under Section 170(h) of the Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder, to hold qualified conservation contributions.

Now, therefore, in connection with the conveyance of the Protected Property by the Conservancy to the Grantee, made in consideration of the foregoing recitals, the respective agreements of the parties that are hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Conservancy hereby reserves and retains unto itself a conservation easement in gross in perpetuity consisting of the rights and restrictions enumerated below, over and across the Protected Property, pursuant to the laws of the State of Ohio and in particular Ohio Rev. Code § 5301.67 et seq. Grantee agrees, for itself and for any and all successors and assigns of Grantee's interest in the Protected Property, that the Easement is hereby reserved and retained by the Conservancy, and by any and all successors and assigns of Conservancy as the holder(s) of the Easement.

1. **PURPOSE.** The purpose of this Easement is to preserve and protect in perpetuity the Conservation Values of the Protected Property identified above by confining the development, management and use of the Protected Property to activities that are consistent with the preservation of these Conservation Values, by prohibiting activities that significantly impair or interfere with these Conservation Values, and by providing for remedies in the event of any violation of this Easement.

2. **PROHIBITED USES/RESTRICTIONS.** Any activity on or use of the Protected Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, ~~the following activities and uses are expressly prohibited except as provided in paragraph 3 below:~~

2.1. **Commercial Activity.** There shall be no industrial or manufacturing activity undertaken on the protected property. Except as set forth in Paragraph 3.2 (Building), there shall be no commercial or commercial recreational activity undertaken or allowed on the Protected Property. No right of passage shall be granted or retained across or upon the Protected Property if that right of passage is used in conjunction with such prohibited activities.

2.2. **Structures.** Except as set forth in paragraph 3.2 (Building), there shall be no construction or placing of any house, garage, barn or other building, tennis or other recreational court, landing strip, mobile home, wind turbine or swimming pool, microwave tower, cell phone tower, television or public radio towers. Further, there shall be no antenna, utility pole, on-site staff communication radio tower, any other communication device or building exceeding 50 feet in height on the Protected Property.

2.3. **Subdivision.** The Protected Property may not be divided, partitioned, subdivided or conveyed except in its current configuration as an entity.

2.4. **Mining.** There shall be no mining, drilling, exploring for or removal of minerals from the Protected Property.

2.5. Topography. There shall be no ditching; draining; diking; filling; excavating; removal of topsoil, sand, gravel, rock, or other materials; or any change in the topography of the land in any manner except in conjunction with activities otherwise specifically authorized herein.

2.6. Water. There shall be no manipulation or alteration of creeks, streams, surface or subsurface springs or other bodies of water or the shorelines thereof or any activities on or uses of the Protected Property detrimental to water purity or quality. No artificial impoundments of water shall be constructed.

2.7. Dumping/Hazardous Wastes. There shall be no dumping of trash, noncompostable garbage, hazardous or toxic substance or other unsightly or offensive material.

2.8. Roads. Except for the construction of one new road not to exceed 25 feet in width to access the building and supporting parking areas from Waggoner Riffle Road, as described in paragraph 3.2 (Buildings), there shall be no building of new roads or other rights of way except for paths and foot trails consistent with the preservation of the Protected Property. The existing gravel road shall be abandoned or utilized as the location for the access road to the building and parking area described herein. Any sections not utilized for this purpose shall be abandoned.

2.9. Vehicles. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or other types of motorized recreational vehicles, except for the following purposes: biological or habitat management or other conservation purposes, education, building construction or maintenance, utility construction or maintenance, and visitor access to permitted structures.

2.10. Animals. Except for animals assisting the physically-challenged, there shall be no livestock, no domestic or non-native animals and no feedlots permitted on the Protected Property. There shall be no hunting or trapping except as necessary to keep animal populations within numbers consistent with the ecological balance of the Protected Property as specifically approved by the Conservancy.

2.12. Non-Native Species. No invasive non-native plant or animal species shall be introduced to the Protected Property by Grantee.

2.14. Density. Neither the Protected Property nor any portion of it shall be included as part of the gross area of other property not subject to this Easement for the purposes of determining density, lot coverage, or open space requirements under otherwise applicable laws, regulations or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Easement shall be transferred to any other lands pursuant to a transferable development rights scheme, cluster development arrangement or otherwise; provided, however, that with prior written consent of the Conservancy, this paragraph shall not preclude such transfer of development rights resulting from the destruction or demolition of any existing residential building on the Protected Property.

3. **RIGHTS NOT RESERVED BY THE CONSERVANCY.** The Conservancy does not reserve, and by the Warranty Deed of which this Reservation of Conservation Easement is a

part, conveys to Grantee, Grantee's heirs, successors and assigns, all rights as owners of the Protected Property to use the Protected Property for purposes that are not expressly prohibited herein and are not inconsistent with this Easement. Without limiting the generality of the foregoing, the following rights are expressly conveyed by the Conservancy to Grantee:

3.1. Conveyance. Grantee may sell, give, mortgage, lease or otherwise convey the Protected Property, provided that such conveyance is subject to this Reservation of Conservation Easement and written notice is provided to the Conservancy in accordance with paragraph 6.5 below.

3.2. Building. Grantee may construct a single building pursuant to the following restrictions:

3.2.A. Size and Location: The building shall not exceed 14,000 square feet, and shall be located within the building envelope identified on Exhibit B attached hereto.

3.2.B. Allowable Use: The building may be used for purposes consistent with the mission to inspire people of all ages to understand and appreciate natural history, science and local history including but not limited to public programs, meetings, conservation, research, educational programs, displays, non-profit fundraising events, offices, sales of products related to natural history and science, and overnight housing for natural history and science programs, food preparation for activities in the building, community meetings. Grantee may charge rent to third parties for uses of the building permitted under this paragraph.

3.2.C. Parking. All parking facilities shall be located within the building envelope and parking area shown on Exhibit B attached hereto. Parking for the building shall be limited to the use of the public attending programs and activities at the site within the allowable uses described above and for the management and administration of the site and property.

3.2.D. Utility Structures. Subject to the provisions in section 2.2 (Structures) relating to height limitations, Grantee may construct structures that are reasonably necessary for providing utilities to the Protected Property.

3.2.E. Maintenance and Repair. Grantee may maintain, repair and restore the permitted building, driveways, parking lot(s), utility structures and other improvements. To the extent consistent with the purposes of this Easement, Grantee may perform routine maintenance, landscaping, and upkeep of the area. Grantee shall use its best efforts to preserve the natural appearance of the Protected Property.

3.3. Signs. Grantee may place interpretive, facility operational and directional signs and donor recognition signs on the Protected Property. Each sign shall not exceed 100 square feet.



4. **NOTICE OF EXERCISE OF GRANTEE'S RIGHTS.** Although the Grantee need not obtain approval of the Conservancy in order to exercise any of the rights set forth in Paragraph 3 above, unless otherwise stated herein, the Grantee hereby agrees to notify the Conservancy in writing before exercising any such right that may, in the opinion of the Grantee have an adverse impact on the conservation interests associated with the Protected Property.

5. **CONSERVANCY'S RIGHTS AND REMEDIES.** In order to accomplish the conservation purposes of this Easement, the Conservancy shall have the following rights and remedies:

5.1. **Remedies.** In the event the Grantee violates this Reservation of Conservation Easement, The Conservancy shall have the right to enforce by proceedings at law or in equity the provisions of this Easement including, but not limited to, the right to require the restoration of the Protected Property to a condition native to the region, subject to the reserved rights of the Grantee set forth herein. Before instituting an action to enforce the Easement, Conservancy shall give Grantee notice of and 60 days to cure the violation. The Conservancy, or its successors or assigns, shall not waive or forfeit the right to take action as may be necessary to ensure compliance with the terms and conditions of this Easement by any prior failure to act.

Nothing herein shall be construed to entitle the Conservancy to institute any enforcement proceeding against the Grantee for any changes to the Protected Property due to causes beyond the Grantee's control, such as changes caused by fire, flood, storm, infestations, natural deterioration, the acts of third parties legally authorized to act by recorded document or other legally established rights or the unauthorized wrongful acts of third persons; provided, however, that the Grantee shall notify the Conservancy of any occurrence which would adversely affect or interfere with the conservation purpose of the Easement, whether caused by the acts or omissions of the Grantee or third parties.

The Conservancy shall be entitled to seek expedited injunctive relief to enforce its reserved rights with respect to the Protected Property, and the Grantee waives any bond requirement otherwise applicable to any petition for such relief. The Conservancy shall have the right to report to regulatory authorities any environmental conditions, or any potential or actual violations of environmental laws, with respect to the Protected Property, after notice to Grantee and the opportunity, but not the obligation unless otherwise required herein, to cure such conditions or violations prior to such report by the Conservancy.

Each party will bear its own costs in any lawsuit brought to enforce this Reservation of Conservation Easement.

5.2. **Right of Entry.** The Conservancy shall have the right to enter the Protected Property, in a reasonable manner and at reasonable times, but always upon prior notice to the Grantee, for the purposes of:

a. Inspecting the Protected Property to determine if the Grantee, or Grantee's heirs, successors or assigns, are complying with the provisions of this Easement;

b. Obtaining evidence for the purpose of seeking judicial enforcement of this Easement;

c. Making scientific and educational observations and studies and taking samples in such a manner as will not disturb the quiet enjoyment of the Protected Property by the Grantee.

The Conservancy's rights do not include the right, in the absence of a judicial decree, to enter the Protected Property for the purpose of becoming an operator of the Protected Property within the meaning of the Comprehensive Environmental Response, Compensation and Liability Act.

5.4. Monitoring and Management. The Conservancy shall have the right, but not the obligation, to monitor the condition of the rare plant and animal populations, plant communities, and natural habitats on the Protected Property, and to manage them, if necessary, to ensure their continued presence and viability on the Protected Property. Such activities shall be in accordance with management practices of the Conservancy and may include, but shall not be limited to, mowing, fencing, trapping, prescribed burning, etc. Any such management activities shall be set forth in a written management plan to be reviewed by Grantee.

5.5. Discretionary Consent. The Conservancy's consent for activities otherwise prohibited under paragraph 2 above or for any activities requiring the Conservancy's consent under paragraph 2 or 3 above may be given under the following conditions and circumstances. If, owing to unforeseen or changed circumstances, any of the activities listed in paragraph 2 are deemed desirable by Grantee and the Conservancy, the Conservancy may, in its sole discretion, give permission for such activities, subject to the limitations herein. Such requests for permission, and requests for permission for activities requiring the Conservancy's consent under paragraph 2 or 3, shall be in writing and shall describe the proposed activity in sufficient detail to allow the Conservancy to judge the consistency of the proposed activity with the purpose of this Easement. The Conservancy may give its permission only if it determines, in its sole discretion, that such activities (a) do not violate the purpose of this Easement and (b) either enhance or do not impair any significant Conservation Values of the Protected Property. Notwithstanding the foregoing, the Grantee and the Conservancy have no right or power to agree to any activities that would result in the termination of this Easement or to allow residential, commercial or industrial activities not provided for above.

## 6. GENERAL PROVISIONS.

6.1. Perpetual Burden. This Easement shall run with and burden the Protected Property in perpetuity and shall bind the Grantee, Grantee's heirs, successors and assigns.

6.2. Easement Documentation. The Grantee and the Conservancy agree that the natural characteristics, the ecological and aesthetic features, the physical condition and the Conservation Values of the Protected Property at the time of this reservation are documented in an Easement Documentation Report dated on the date of closing, prepared by the Conservancy containing 37 pages and signed and acknowledged by an authorized staff person of the Grantee

and a representative of the Conservancy, establishing the condition of the Protected Property at the time of this reservation and including reports, maps, photographs and other documentation.

6.3. Access. Nothing contained in this Easement shall give or grant to the public a right to enter upon or to use the Protected Property or any portion thereof where no such right existed in the public immediately prior to the execution of this Easement.

6.4. Assignment. This Easement is in gross and may be assigned or transferred by the Conservancy. The Conservancy agrees that, if it transfers or assigns its interest in this Easement:

a. The organization or entity receiving this interest will be a qualified organization as that term is defined in Section 170(h)(3) of the Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder and which is organized and operated primarily for one of the conservation purposes specified in Section 170(h)(4)(A) of the Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder; and

b. The transferee or assignee will be required to carry out in perpetuity the conservation purposes that this Easement was originally intended to advance and shall execute such document evidencing such assignment and assumption of the terms of this Easement, which shall be recorded in the land records of Adams County, Ohio.

6.5. Subsequent Transfers by Grantee. Unless this Easement is extinguished, as set forth below, the Grantee agrees that the terms, conditions, restrictions and purposes of this Easement will either be referenced or inserted by the Grantee in any subsequent deed or other legal instrument by which the Grantee conveys any interest in all or part of the Protected Property. The Grantee agrees to notify the Conservancy, its successors and assigns, of any such conveyance in writing by certified mail within fifteen (15) days after closing.

6.6. Indemnity. The Conservancy shall be responsible for and shall indemnify and hold Grantee harmless from any and all liability for personal injury or property damage to the Conservancy, its employees or volunteers or caused by or resulting from the Conservancy's activities on the Property.

6.7. Hazardous Waste. Subject to the limitations of Grantee's liability contained in paragraph 5.1, Grantee, Grantee's successors and assigns shall indemnify, defend and hold the Conservancy harmless from any liability related to the use, deposit or release of any hazardous substance or toxic waste on the Protected Property after the date of this reservation.

6.8. Real Estate Taxes. The Grantee agrees to pay any and all real property taxes and assessments levied by competent authority on the Protected Property. The Grantee agrees that if any real property taxes or assessments are levied against the Conservancy as a result of this Easement for which exemption cannot be obtained, the Grantee will donate a sum of money to the Conservancy equal to the amount of said taxes and the Conservancy shall pay the taxes.

6.9. Costs and Liabilities. Grantee assumes all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Protected Property, including the maintenance of adequate comprehensive general liability insurance coverage. Grantee shall keep the Conservancy's interest in the Protected Property free of any liens arising out of any work performed for, materials furnished to or obligations incurred by Grantee.

6.10. Re-recording. The Conservancy is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Easement, so long as such document do not alter the terms hereof; for such purpose, the Grantee appoints the Conservancy as Grantee's attorney-in-fact to execute, acknowledge and deliver any necessary instrument on Grantee's behalf. Without limiting the foregoing, the Grantee agrees to execute any such instruments upon request.

6.11. Definitions. The terms "Grantee" and "Conservancy" as used herein shall be deemed to include, respectively, the Grantee, Grantee's heirs, successors and assigns, and the Conservancy, its successors and assigns.

6.12. Notices. Any notices required by this Easement shall be sent by registered or certified mail, return receipt requested, to the following address or such address as may be hereafter specified in writing:

To the Conservancy:  
The Nature Conservancy  
4245 North Fairfax Dr., Suite 100  
Arlington, VA 22203-1606  
ATTN: General Counsel

cc: The Nature Conservancy  
Midwestern Resource Office  
1101 West River Parkway, Suite 200  
Minneapolis, MN 55415  
ATTN: Legal Department

To the Grantee:  
Cincinnati Museum Center  
1301 Western Ave.  
Cincinnati, OH 45203-1130  
ATTN: Chief Executive Officer

CC: Edge of Appalachia/CMC  
3223 Waggoner Riffle Road  
West Union, OH 45693

6.13. Severability. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of the Easement

and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

6.14. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the reservation to effect the purpose of this Easement and the policy and purpose of Ohio Revised Code sections 5301.67 et seq. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

6.15. Entire Agreement. This Easement and the Deed set forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussion, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein and in the Deed.

6.16. Termination of Rights and Obligations. Grantee's rights and obligations under this Easement terminate upon Grantee's transfer of fee interest in the Protected Property, except that liability for acts or omissions prior to transfer shall survive transfer. Conservancy's rights and obligations under this Easement terminate upon Conservancy's transfer of the easement to another party, except that liability for acts or omissions prior to transfer of the easement shall survive transfer.

6.17 Governing Law; Venue. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Ohio. Each party agrees that service of process in any action or proceeding hereunder may be made upon such party by certified mail, return receipt requested, to the address for notice set forth herein. Each party agrees to an appropriate venue within the State of Ohio.

The Conservancy, reserving for itself the above-described Conservation Easement to the use, benefit, and behalf of the Conservancy, its successors and assigns forever. Grantee joins in the Deed and Reservation of Conservation Easement for the purpose of accepting the Protected Property subject to the terms and conditions of this Easement.



RESERVATION AND ACCEPTANCE

The foregoing Conservation Easement is hereby reserved and duly accepted by The Nature Conservancy this 11th day of August, 2006.

THE NATURE CONSERVANCY

By: Susan C. Grete

Title: Assistant Secretary

GRANTEE  
CINCINNATI MUSEUM CENTER

By: [Signature]

Title: CFO & VP Administration

STATE OF Ohio )  
 )ss  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 11th day of August, 2006, by V.A. Chester, the V.P. of Administration of the Cincinnati Museum Center, a profit corporation under the laws of the State of Ohio.

[Signature]

Notary Public  
My Commission Expires:



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

STATE OF Minnesota )  
 )ss  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2006 by Susan C. Grete, the Assistant Secretary of The Nature Conservancy, a non-profit corporation under the laws of the District of Columbia, on behalf of said corporation.



Karen de Boer

Notary Public  
My Commission Expires: 1-31-2010

This instrument was prepared by:  
Susan C. Geetz, Attorney  
The Nature Conservancy  
1101 West River Parkway, Suite 200  
Minneapolis, MN 55415

EXHIBIT A  
LEGAL DESCRIPTION

Nature Conservancy  
6.670 Acres

Being situated in the Township of Brush Creek, in the County of Adams, in the State of Ohio, and also being a part of the Virginia Military Survey Nos. 2470, 12322, and 14139, and also being a part of the Original 131.458 Acres, owned by Nature Conservancy, as recorded in O. R. 262, page 507 Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (found) in the centerline of Waggoner Riffle Road (C-5 A) and also at a corner to 285.6 acres of John H. Morgan, Et. Al. (O. R. 082, page 386); thence continuing with said centerline for the next two calls, N 05 deg 21 min 56 sec E 582.08 feet to a spike (found); thence N 08 deg 24 min 49 sec E 144.39 feet to a spike (set) in the centerline of said Waggoner Riffle Road; thence continuing with eight division lines through the Original Tract, S 62 deg 51 min 38 sec E 198.50 feet to a ½" rebar (set); thence S 46 deg 32 min 18 sec E 86.36 feet to a ½" rebar (set); thence S 83 deg 45 min 37 sec E 88.50 feet to a ½" rebar (set); thence N 67 deg 20 min 28 sec E 92.84 feet to a ½" rebar (set); thence S 53 deg 49 min 47 sec E 209.64 feet to a ½" rebar (set); thence S 33 deg 30 min 48 sec W 172.71 feet to a ½" rebar (set); thence S 22 deg 35 min 09 sec W 165.41 feet to a ½" rebar (set); thence S 56 deg 31 min 08 sec W 191.97 feet to a ½" rebar (found) at a corner to said the aforementioned Morgan; thence continuing with said Morgan's line, S 77 deg 58 min 00 sec W, passing a ½" rebar (set) at 325.00 feet, a total distance of 346.38 feet to the beginning, containing 6.670 acres, more or less, and also being subject to all legal right of ways, easements, and restrictions of record, if any. Bearings are based upon the N 80 deg 43 min 44 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on December 15, 2005 and found in File No. 05-158.

Filename: Thatcherncnature635805158c

# EXHIBIT B



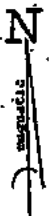
Bearings are based upon the  
N08deg 04'39"E Line.

## NOTES:

The below listed deed references were  
used as a basis for carrying out work.

All Monuments set or found are in good  
Condition unless noted.

No evidence of occupation exists along  
property lines unless noted.



OHIO BRUSH CREEK

WAGGONER RIFFLE ROAD  
(C-5A)

Original 131.458 Acres

Parking Area  
0.650 Acres

Original 6.670 Acres  
1.491 Acres  
Building Envelope

COURSE	BEARING	DISTANCE
L-1	S 62°45'13"E	198.50'
L-2	S 46°43'18"E	85.36'
L-3	S 83°44'37"E	88.50'
L-4	N 67°42'20"E	52.84'
L-5	S 53°44'47"E	209.64'
L-6	S 33°44'30"W	172.71'
L-7	S 22°44'35"W	165.41'
L-8	S 56°44'31"W	191.97'
L-9	N 05°44'21"E	353.04'

L-10	N 37°44'59"W	86.18'
L-11	N 32°44'44"W	94.86'
L-12	N 03°44'18"W	104.60'
L-13	N 06°44'11"W	133.34'

N 08°44'24"E 78.63'  
N 08°44'24"E 65.76'  
N 05°44'22"E 225.05'

Rebar #  
21.38'

N 05°44'04"E 337.82'

S 77°44'58"W 346.38'  
N 41°44'11"W 271.35'

John H. Morgan Et. Al.  
O.R. 082 Pg. 386  
285.6 Acres

XXd = degrees

5-10-67

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## General Warranty Deed\*

MARY TRICKEL

an unmarried widow

of Adams

County,

Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose principal office address is 1800 North Kent Street, Arlington, VA 22209

1504 West 1st Avenue,, Columbus, OH 43212

the following REAL PROPERTY: Situated in the County of Adams

in the State

of Ohio and in the Township of Brush Creek

Beginning at a stone found at a corner to a 25.62 acres of Ernestine Stevens as recorded in Volume 258, page 503 and a corner to Willard C. and Phyllis D. Cole as recorded in Volume 211, page 375 and in the east line of the original 100 acres; thence with said Stevens' line and the lines of a 9.87 acres of James Turner and Verlie Marie Turner as recorded in Volume 228, page 219 and a 27.09 acres of Nannie Marie Irick as recorded in Volume 188, page 188, S 11 deg 52 min 15 sec W a distance of 1990.01 feet to an iron pin set in the line of a 126.70 acres of the property of the Federal Land Bank as recorded in Volume 266, page 297; thence with a line of said property, N 76 deg 52 min 31 sec W a distance of 1231.47 feet to an iron pin set in said line and a corner to a 97.85 acres of Robert and Susan J. McIntosh as recorded in Volume 209, page 22; thence with five lines of said McIntosh's, N 13 deg 49 min 00 sec W a distance of 346.24 feet to an iron pin found; thence N 9 deg 51 min 00 sec E a distance of 797.75 feet to an iron pin found; thence N 88 deg 06 min 00 sec E a distance of 444.52 feet to an iron pin found; thence S 70 deg 22 min 00 sec E a distance of 142.86 feet to an iron pin found; thence N 9 deg 08 min 00 sec E a distance of 516.45 feet to an iron pin set in said McIntosh's line; thence with a division line through the original 100 acres, N 85 deg 35 min 21 sec E a distance of 896.72 feet to the beginning, containing 50.304 acres more or less, being a part of the original 100 acres of the premises transferred to Mary Trickel in Volume 232, page 863 and subject to all legal easements. Bearings are magnetic and based upon the S 11 deg 52 min 15 sec W line.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, on April 22, 1987.

County, Ohio.

wife/husband of the

Grantor, releases all rights of dower therein. Witness

her

hand(s) this

18th day

of June, 1987.

Signed and acknowledged in presence of:

*Amy Hedrick*  
Amy Hedrick

*Mary Trickel*  
MARY TRICKEL

Robert D. Castor

State of Ohio

County of

ADAMS

ss.

BE IT REMEMBERED, That on this

18th

day of

June

1987

, before me,

the subscriber, a notary public

in and for said state, personally came,

MARY TRICKEL, an unmarried widow

the Grantor(s) in the

foregoing deed, and acknowledged the signing thereof to be Her

voluntary act and deed.

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

*[Signature]*  
Lifetime Commission

This instrument was prepared by

(1) Name of Grantor(s) and marital status.

(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any. approved For Transfer

(3) Delete whichever does not apply.

(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

TRANSFERRED  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE \$04

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 16.40  
EXEMPT  
WILL J. STONE, County Auditor

*[Signature]*  
Notary Public

#21418

*[Signature]*  
JAN 18 1987

\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

1 4 0 9

# General Warranty Deed

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*FROM*

*TO*

---

ADAMS COUNTY

RECORDER

REC'D. - FEES 10.00

1987 JUN 18 PM 3:15

RECORDED

VOL. 274 PAGE 134  
BILL McHENRY

7355

JUN 19 1987

10.622 624  
2921  
TA. USMPO 7791  
**WARRANTY DEED**

MONROE TURNER and MILLIE R. TURNER, husband and wife of Owsley County, Kentucky, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCE, a non-profit corporation of the District of Columbia whose principal office address is 1815 North Lynn Street, Arlington, VA 22209, and whose tax mailing address is 1504 West 1st Avenue, Columbus, OH 43212, the following  
**REAL PROPERTY:**

In the Township of Green, County of Adams and State of Ohio being part of V.M.S. 14804 and being bound and described as follows:

**Parcel I:**

Beginning at an iron pin (found) in the centerline of Black's Run Road, said iron pin being a corner to lands owned by Richard Cottril; thence with Cottril's line N 77 deg 44 min W a distance of 378.50 feet to a 24 in. in diameter blazed gum tree, said gum tree being a corner to lands owned by Ernest Wartsbaugh; thence with Wartsbaugh's line N 13 deg 34 min E a distance of 1228.80 feet to an iron pin (set); thence with a new division line for the next seven calls; (1) S 77 deg 44 min E a distance of 378.50 feet to an iron pin (set); (2) S 13 deg 34 min W, a distance of 801.62 feet to an iron pin (set); (3) S 57 deg 14 min W, a distance of 198.18 feet to an iron pin (set); (4) S 41 deg 06 min E a distance of 50.00 feet to an iron pin (set); (5) N 60 deg 37 min 30 sec E, a distance of 131.22 feet to an iron pin (set); (6) S 13 deg 34 min W a distance of 256.64 feet to an iron pin (set); (7) S 77 deg 44 min E, a distance of 46.16 feet to an iron pin (set) in the centerline of Black's Run Road; thence with said road centerline S 41 deg 03 min W a distance of 100.00 feet to the beginning **CONTAINING 10.517 ACRES** of land. Subject to all legal easements and rights-of-way of record.

The above description is a part of a 44.26 acres tract owned by Herman Delk and recorded in Vol. 219, page 281 of the Adams County Record of Deeds.

Land Surveyed by Thomas E. Purtell, October, 1978. Registered  
Surveyor No. 6519.

**LAST TRANSFER:** VOL. 243, PAGE 472

**Parcel II:**

Beginning at an iron pin (found) in the centerline of Blacks Run Road (formerly Hamm Road), said iron pin being the southeast corner of a tract of land conveyed to Monroe Turner as recorded in Volume 243, page 472, Adams County Deed Records, thence N 41 deg 03 min E 100.00 feet to an iron pin (found), said iron pin being the True Point of Beginning of the tract herein described, said iron pin also being a corner of said Delk, and in the northwest line of David Jones, (Vol. 198, page 324, Adams County Deed Records); thence with said Jones N 41 deg 03 min E 63.81 feet to an iron pin (set); thence with a division line through the tract of which this is a part N 55 deg 35 min W 80.89 feet to an iron pin (set); said iron pin being in the eastern line of said Turner; thence with two of said Turner's lines S 13 deg 34 min W 86.45 feet to an iron pin (found); thence S 77 deg 44 min E 46.16 feet to the True Point of Beginning **CONTAINING 0.105 ACRES** more or less, and being subject to all legal rights of way and easements. Surveyed by Gerald Hart Wallingford, Surveyor No. 6658, in August, 1980.

**ACCEPTABLE FOR TRANSFER**

Per 12-28-89  
#19667

**TRANSFERRED 1228 1989**  
**WILLIAM J. STONE**  
**ADAMS COUNTY AUDITOR**  
FEE 1.00

This Conveyance has been examined and the Grantor has complied with Section 010.002 of the Revised Code	
FEE \$	<u>10.00</u>
EXEMPT	
Wm. J. Stone, County Auditor	

YCCBLYBGE LOW JWMZLEU

RECEIVED  
COUNTY CLERK  
ADAMS COUNTY  
RECORDED 13

LAST TRANSFER: VOL. 250, PAGE 595

MONROE TURNER and MILLIE R. TURNER, husband and wife, the Grantors, release all rights of dower therein. Witness their hands this 27th day of December, 1989.

Signed and acknowledged in the presence of:

Martha B. McHenry  
Martha B. McHenry

Monroe Turner  
MONROE TURNER

Robert D. Castor  
Robert D. Castor

Millie R. Turner  
MILLIE R. TURNER

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 27th day of December, 1989, before me, the subscriber, a notary public in and for said state, personally came MONROE TURNER and MILLIE R. TURNER, husband and wife, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Robert D. Castor

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693  
miscr 89-03 nc-mt

ROBERT D. CASTOR, Notary at Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 O. C.

ADAMS COUNTY  
RECORDED  
REC'D - FILES 10<sup>00</sup>

DEC 28 89 9:01 AM

RECORDED  
VOL. 285 PAGE 624  
BILL McHENRY

625

# WARRANTY DEED

638

Approved For Transfer  
Herald Hart Wallingford  
Adams County Engineer

2813

TA. USMEB 1417

P# 15689

[NOV] 1 8 1990

ACCEPTABLE FOR TRANSFER

S.G. Hurd 11-16-90 P#15689

DIMITRIOS VAIAS, a widower, of Cincinnati, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, 1815 North Lynn Street, Arlington, VA 22209 whose tax mailing address is 1504 West First Avenue, Columbus, Ohio 43212, the following **REAL PROPERTY**:

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being all of Virginia Military Survey No. 1551 and part of Virginia Military Survey No. 8159, and also being the premises conveyed to Dimitrios and Helen Vaias as recorded in Volume 181, Page 684, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of Bethany Ridge Road (C-59C), said spike being a corner of Carol Daniel (Volume 245, Page 23, Tract Two, A.C.D.R.), Patricia Turner (Volume 286, Page 5, A.C.D.R.), and the Nature Conservancy (Volume 278, Page 271, A.C.D.R.), thence with the centerline of said Bethany Ridge Road for the next five (5) calls, S. 41 deg. 32 min 00 sec E. 321.78 feet to a spike (set); thence S. 36 deg. 30 min. 00 sec. E. 177.64 feet to a spike (set); thence S. 40 deg. 24 min. 35 sec. E. 161.36 feet to a spike (set); thence S. 13 deg 55 min 50 sec. E. 366.35 feet to a spike (set); thence S. 2 deg. 26 min. 25 sec. E. 256.89 feet to a spike (found); thence leaving said Bethany Ridge Road and with said Nature Conservancy for the next ten (10) calls, N. 80 deg. 44 min 06 sec. E. 534.77 feet to a rebar (found); thence N. 44 deg. 28 min 31 sec. E. 207.37 feet to a rebar (found); thence S. 46 deg. 34 min 45 sec. E. 199.23 feet to a rebar (found); thence N. 87 deg. 39 min. 52 sec. E. 149.93 feet to a rebar (found); thence S. 64 deg. 13 min. 25 sec. E. 198.19 feet to a rebar (found); thence S. 76 deg. 29 min. 13 sec. E. 360.48 feet to a rebar (found); thence N. 64 deg. 21 min. 30 sec. E. 95.82 feet to a rebar (found); thence N. 38 deg. 28 min. 51 sec. E. 97.08 feet to a rebar (found); thence S. 54 deg. 50 min. 39 sec. E. 1869.03 feet to a rebar (found); thence S. 19 deg. 20 min. 49 sec. W. 567.60 to a stone (found) in the line of Ronald Eugene and Velma Jean Vogler (Volume 256, Page 120, Tract 1, A.C.D.R.); thence with said Ronald Eugene and Velma Jean Vogler, N. 82 deg. 27 min. 21 sec. W. 1488.89 feet to a rebar (set), said rebar being a corner of Della Vogler, et. al. (Volume 263, Page 581, Second Tract, A.C.D.R.); thence with said Della Vogler, et. al. N. 83 deg. 45 min. 07 sec. W., passing a spike (set) in the centerline of said Bethany Ridge Road at 1452.37 feet, a total distance of 1928.14 feet to a rebar (set), said rebar being a corner of Cecil and Marlene Smith (Volume 183, Page 63, A.C.D.R.); thence with said Cecil and Marlene Smith, N. 3 deg. 02 min 43 sec. W. 1226.20 feet to a rebar (set); thence continuing with said Cecil and Marlene Smith and also with said Carol Daniel, N. 2 deg. 36 min. 50 sec. W. 1051.58 feet to the place of beginning **CONTAINING 105.013 ACRES**, more or less, being subject to all legal rights-of-way and easements of record.

TRANSFERRED 11-16-1990  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 504

This Conveyance has been examined and the Grantor has complied with Section 818.202 of the Revised Code.	
FEE \$	<u>52.60</u>
EXEMPT	
WM. J. STONE, County Auditor	



NOTARY PUBLIC  
STATE OF OHIO

The basis of all bearings is magnetic. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, in September 1990.

Prior Instrument Reference: Vol. 181 , page 684 , of the Deed Records of Adams County, Ohio.

DIMITRIOS VAIAS the Grantor, releases all rights of dower therein. Witness his hand(s) this 15 day of November 1990..

Signed and acknowledged in the presence of:

[Signature]

Dimitrios Vaia  
DIMITRIOS VAIAS

[Signature]

ROBERT D. CASTOR

STATE OF OHIO COUNTY OF ADAMS ss:

BE IT REMEMBERED, That on this 15 day of November, 1990, before me, the subscriber, a notary public in and for said state, personally came Dimitrios Vaia, a widower, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

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



[Signature]  
Lifetime

Prepared by:  
CASTOR & FOSTER  
Attorneys at Law  
228 N. Market Street  
West Union, OH 45693

ADAMS COUNTY  
RECORDER  
REC'D. - FEES 10.00

NOV 16 90

10:31 AM

RECORDED  
VOL. 289 PAGE 638  
BILL McHENRY

NOV 16 1990

NOV 16 1990

639

YMS  
YBCH



DEED

582

## Know All Men by These Presents:

That<sup>(1)</sup>

CLARA BELLE MASON, an unmarried widow woman and  
FREDA KNOWLES, an unmarried divorced woman

of

County, Ohio,

in consideration of one dollar and other good and valuable consideration

to them paid by THE NATURE CONSERVANCY, a non-profit  
corporation under the laws of the District of Columbia

whose address is 1504 West First Avenue, Columbus, Ohio 43212

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**  
**and Convey** to the said THE NATURE CONSERVANCY

its ~~heirs~~ and assigns forever,

the following described **Real Estate**:<sup>(2)</sup> Situate in the Township of Brush  
Creek, County of Adams, State of Ohio, and bounded and described  
as follows:

PARCEL I: Beginning at the east corner of William Richardson's  
Survey No 800, a white oak, blue ash and elm; thence N 43 deg 38'  
E 135.8 poles to two sugar trees and ash, one of the original  
corners; thence 45 deg W 145 poles to a white oak and dogwood and  
water beech on the bank of Brush Creek; thence down the creek, S  
42 deg W 30 poles; S 32 deg W 32 poles; S 19-1/2 deg W 26 poles;  
S 28 deg W 8 poles; S 25 deg E 14 poles; S 53 deg E 12 poles; S  
59-1/4 deg E 26.8 poles; S 17 deg E 12 poles; S 53 deg E 24  
poles; S 14-1/2 deg E 10.8 poles; S 33-1/2 deg W 38.4 poles to  
two white oaks and a beech; at the end of 50 poles on the first  
line of Dunlap's Survey; thence leaving the creek and running  
with said line (reversed) S 45 deg E 50 poles to the beginning  
CONTAINING 112-1/4 ACRES, more or less.

PARCEL II; Beginning at a stone on the east bank of Brush Creek,  
corner to the Osman land, thence down the creek with the meanders  
and binding thereon, S 20 deg W 39 poles and 8 links; S 29 deg 28  
poles; S 69 deg E 7 poles and 14 links; S 40 deg E 58 poles to a  
black ash on the south bank of the creek, in a line of said Osman  
land; thence with its lines and binding thereon N 32 deg E 6  
poles and 8 links to a stone; thence N 15 deg E 11 poles to a  
stone; thence N 50 deg W 24 poles to a stone; thence N 13-1/2 deg  
11 poles and 5 links to a stone; thence N 58 deg W 27 poles to a  
buckeye and stone; thence N 31-1/2 deg E 25 poles to a stone;  
thence N 15-1/2 deg E 10 poles and 20 links to a stone; thence N  
45-1/2 deg W 27 poles to the beginning CONTAINING 11 ACRES, 2  
ROODS AND 9 POLES OF LAND, be the same, more or less.

SAVE AND EXCEPT: A tract heretofore sold by Ernest C. Lang  
herein to the State of Ohio, Dept. of Highways, for road purposes

being four acres more or less by deed dated December 10, 1932, and recorded in Vol. 138, page 427, Adams County Deed Records.

PARCEL III: Beginning at a stone on the east bank of Brush Creek, corner to the John R. Satterfield land, thence with its line S 42-1/2 deg E 51.8 poles to a stone, corner to same and the John Copas land; thence with said Copas line S 47-1/2 deg W 124 poles to a stone, corner to said land; thence with another of said Copas lines N 42-1/4 deg W 46 poles to a stone on the east bank of Brush Creek; thence up said creek and binding thereon, N 46 deg E 22.3 poles; N 58-1/4 deg E 43 poles to a sycamore; N 33-1/2 deg E 50 poles; N 45 deg E 12.7 poles to the beginning CONTAINING 36 ACRES, be the same more or less, part of Survey No. 2470; said premises being, according to the Tax Duplicate 114 acres in Survey 1798 and 36 acres in Survey 2470, Tracts 1, 2 and 3 subject to conditions of certain lease held by the State Highway Department, which expires July 12, 1932.

SAVE AND EXCEPT: such parcels that have been heretofore sold off of the above described tracts or parts thereof.

For prior title, see Certificate for Transfer of Real Estate from the estate of Cynthia J. Lang, deceased, dated 8 September, 1952, conveyed to Dorothy E. Weaver, Edna K. Kaufman and Clara Belle Mason, recorded in Deed Book 404, page 473, Adams County, Ohio, Record of Deeds.

Dorothy Weaver and Dorothy E. Weaver are names which designate the same person. See Volume 164, page 614; Vol. 165, page 369, Volume 244, page 599 and Volume 268, page 14, Adams County Records of Deeds..

and all the **Estate, Title and Interest** of the said grantors  
CLARA BELLE MASON and  
FREDA KNOWLES

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

THE NATURE CONSERVANCY

its ~~heirs and~~ assigns forever.

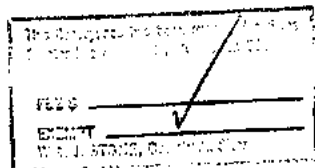
**And the said** CLARA BELLE MASON and FREDA KNOWLES

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said

THE NATURE CONSERVANCY

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claims of all persons whomsoever.

WILLIAM J. STONE  
Adams Co. Auditor  
110 West Main St.  
West Union, Ohio 43084



CONDITIONALLY APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.

DATE 2-14-88

SIGNATURE S. Palmer / JH W

THIS DESCRIPTION MUST BE CORRECTED  
IN FUTURE TRANSFERS.

16182-13187

In Witness Whereof, the said CLARA BELLE MASON and  
FREDA KNOWLES

TRANSFERRED 2/17, 1988  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50

who hereby release all their right and expectancy of Dower in said prem-  
ises, have hereunto set their hands this  
23rd day of September 1987.

Signed and acknowledged in presence of:

James D. Ruhl  
James D. Ruhl  
Donald C. Hickey  
Luanna R. Hickey

Clara Belle Mason  
CLARA BELLE MASON  
Freda Knowles  
FREDA KNOWLES

State of Ohio County of Cuyahoga ss.

Be It Remembered, That on this 23rd day  
of September, 1987,

before me, the subscriber, a  
notary public in and for said state, personally came  
CLARA BELLE MASON, an unremarried widow woman,

the grantor in the foregoing deed, and acknowledged the signing  
thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed  
my name and affixed my notarial seal  
on the day and year last aforesaid.

James D. Ruhl  
JAMES D. RUHL, Notary Public  
NOTARY PUBLIC  
My Commission Expires 12/31/90  
Section 147.05 R.C.

This instrument was prepared by CASTOR & FOSTER  
ATTORNEYS AT LAW  
WEST UNION, OHIO 45693

(1) Include reference to marital status of grantor.  
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

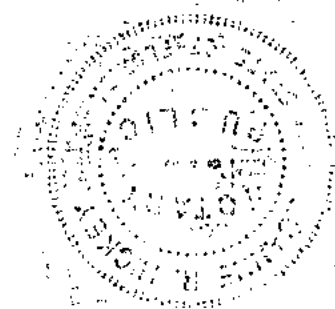
STATE OF FLORIDA

COUNTY OF ST. JOHNS

BE IT REMEMBERED, that on the 4<sup>th</sup> day of <sup>OCTOBER</sup>~~September~~, 1987, before me, the subscriber, a notary public, in and for said state, personally came FREDA KNOWLES, an unmarried divorced woman, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY HEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Luann R. Hickey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-31-91



ADAMS COUNTY  
RECORDER  
REC'D - FILES 1400

1988 FEB 17 PM 1:23

RECORDED  
VOL. 277 PAGE 582  
BILL McKEEN

3 4 4 4

**Warranty Deed**

FROM

TO

MAY 1988

585





3 4 4 5

586

## GENERAL WARRANTY DEED

CHRIS DEE MARTIN and LISA MARTIN, Husband and Wife,  
CEVIN DALE MARTIN, Single and CONNIE DIANE THOMPSON and  
LANCE THOMPSON, Husband and Wife,

for valuable consideration paid, grant with general warranty  
covenants to

THE NATURE CONSERVANCY, a non profit corporation  
organized under the laws of the District of Columbia  
whose tax mailing address is

1504 West First Avenue, Columbus, Ohio 43212

the following **REAL PROPERTY**: Situated in the County of Adams,  
in the State of Ohio and in the Township of Brush Creek:

An undivided 1/24 interest in the following described property  
situated in the Township of Brush Creek, County of Adams, and  
State of Ohio, and bounded and described as follows:

**PARCEL ONE:** Beginning at the east corner of William Richardson's  
Survey No. 800, a white oak, blue ash and elm; thence N. 43 deg.  
38' E. 135.8 poles to two sugar trees and ash, one of the original  
corners; thence 45 deg. W. 145 poles to a white oak and dogwood  
and water beech on the bank of Brush Creek; thence down the creek  
S. 42 deg. W. 30 poles; S. 32 deg. W. 32 poles; S. 19- $\frac{1}{2}$  deg. W.  
26 poles; S. 28 deg. W. 8 poles; S. 25 deg. E. 14 poles; S. 53  
deg. E. 12 poles; S. 59- $\frac{1}{2}$  deg. E. 26.8 poles; S. 17 deg. E. 12  
poles; S. 53 deg. E. 24 poles; S. 14 $\frac{1}{2}$  deg. E. 10.8 poles; S. 33 $\frac{1}{2}$   
deg. W. 38.4 poles to two white oaks and a beech; at the end of  
50 poles on the first line of Dunlap's Survey; thence leaving  
the creek and running with said line (reversed) S. 45 deg. E.  
50 poles to the beginning, containing 112- $\frac{1}{4}$  acres, more or less.

**PARCEL TWO:** Beginning at a stone on the east bank of Brush Creek,  
corner to the Osman land, thence down the creek with the meanders  
and binding thereon, S. 20 deg. W. 39 poles and 8 links; S. 29  
deg. 28 poles; S. 69 deg. E. 7 poles and 14 links; S. 40 deg.  
E. 58 poles to a black ash on the south bank of the creek, in  
a line of said Osman land; thence with its lines and binding thereon,  
N. 32 deg. E. 6 poles and 8 links to a stone; thence N. 15 deg.  
E. 11 poles to a stone; thence N. 50 deg. W. 24 poles to a stone;  
thence N. 13 $\frac{1}{2}$  deg. 11 poles and 5 links to a stone; thence N.  
58 deg. W. 27 poles to a buckeye and stone; thence N. 31 $\frac{1}{2}$  deg.  
E. 25 poles to a stone; thence N. 15 $\frac{1}{2}$  deg. E. 10 poles and 20  
links to a stone; thence N. 45 $\frac{1}{2}$  deg. W. 27 poles to the beginning,  
containing 11 acres, 2 rods and 9 poles of land, be the same more  
or less.

SAVE AND EXCEPT a tract heretofore sold by Ernest C. Lang  
herein to the State of Ohio, Department of Highways, for road  
purposes being four acres more or less, by deed dated December  
10, 1932, and recorded in Vol. 138, at Page 427, Adams County  
Deed Records.

**PARCEL THREE:** Beginning at a stone on the east bank of Brush  
Creek, corner to the John R. Satterfield land, thence with its  
line S. 42 $\frac{1}{2}$  deg. E. 51.8 poles to a stone, corner to same and  
the John Copas land; thence with said Copas line S. 47 $\frac{1}{2}$  deg. W.  
124 poles to a stone, corner to said land; thence with another  
of said Copas lines N. 42 $\frac{1}{2}$  deg. W. 46 poles to a stone on the  
east bank of Brush Creek; thence up said creek and binding thereon  
N. 46 deg. E. 22.3 poles; N. 58 $\frac{1}{2}$  deg. E. 43 poles to a sycamore;  
N. 33 $\frac{1}{2}$  deg. E. 50 poles; N. 45 deg. E. 12.7 poles to the beginning,  
containing 36 acres, be the same more or less, part of Survey  
No. 2470; said premises being, according to the Tax Duplicate  
114 acres in Survey 1798 and 36 acres in Survey 2470, Tracts 1,  
2 and 3 subject to conditions of certain lease held by the State  
Highway Department, which expires July 12, 1932.

SAVE AND EXCEPT such parcels that have been heretofore sold  
off of the above described tracts or parts thereof.

Prior Instrument Reference: Vol. \_\_\_\_\_, Pg. \_\_\_\_\_, of the  
Deed Records of Adams County, Ohio.

Witness their hands this 31 day of December, 1987.

Signed and acknowledged in presence of:

[Signature]  
Witness  
[Signature]  
Witness

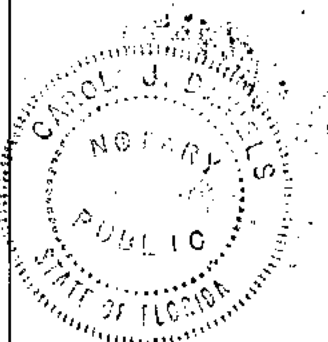
Chris Dee Martin  
CHRIS DEE MARTIN  
Lisa Martin  
LISA MARTIN

State of Florida, County of Okaloosa, ss.

BE IT REMEMBERED, That on this 31 day of December, 1987, before me, the subscriber, a notary public in and for said state, personally came,

CHRIS DEE MARTIN and LISA MARTIN, Husband and Wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



Carol J. Daniels  
Notary Public

Notary Public, State of Florida  
My Commission Expires Feb. 4, 1990  
Bonded Thru Troy Fain - Insurance Inc.

Witness his hand this 8th day of January, 1988

Signed and acknowledged in presence of:

Nancy J. McDowell  
Witness  
Mari J. Carter  
Witness

Cevin D Martin 1/8/88  
CEVIN DALE MARTIN

State of Ohio, County of Scioto, ss.

BE IT REMEMBERED, That on this 8th day of January, 1988, before me, the subscriber, a notary public in and for said state, personally came,

CEVIN DALE MARTIN, Single, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

Nancy J. McDowell  
Notary Public  
NANCY J. MCDOWELL  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES FEB. 3, 1990

CONDITIONALLY APPROVED FOR TRANSFER  
ADAMS COUNTY TAX MAP DEPT.

DATE 2-16-88

SIGNATURE S. Palmer / SHW

THIS DESCRIPTION MUST BE CORRECTED  
FOR FUTURE TRANSFERS.

16183-18187 587

Witness their hands this 28th day of December, 1987.

Signed and acknowledged in presence of:

Candi Gain  
Witness

Connie Diane Thompson  
CONNIE DIANE THOMPSON

Candi Gain  
Witness

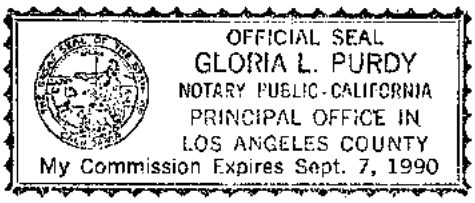
Lance Thompson  
LANCE THOMPSON

State of California, County of Los Angeles, ss.

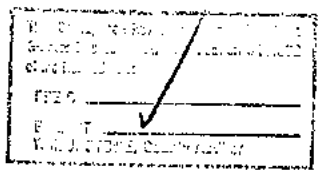
BE IT REMEMBERED, That on this 28th day of December, 1987, before me, the subscriber, a notary public in and for said state, personally came,

CONNIE DIANE THOMPSON & LANCE THOMPSON, Husband and Wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



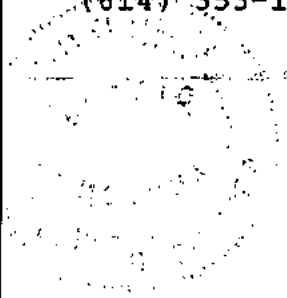
Gloria L. Purdy  
Notary Public  
GLORIA L. PURDY



This instrument prepared by:

JAMES SCOTT SMITH  
Attorney at Law  
538 Sixth Street  
Portsmouth, Ohio 45662  
(614) 353-1509

TRANSFERRED 2/17, 1988  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50



ADAMS COUNTY  
RECORDER  
REC'D. - FEES 12.00  
1988 FEB 17 PM 1:24  
RECORDED  
VOL. 277 PAGE 586  
BILL McHENRY



3 4 4 3

578

KNOW ALL MEN BY THESE PRESENTS

THAT RAYMOND MARTIN, HELEN BLANKENSHIP, HENRY C. MARTIN, MARY GREENLIEF, MILDRED SMITH, ROBERT WEAVER, and WILLIAM WEAVER, all married, and EMMA HANCOCK, single,

in consideration of One Dollar (\$1.00) and other good, valuable and sufficient considerations,

to them in hand paid by THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia,

whose address is 1504 West First Avenue, Columbus, Ohio, 43212,

do hereby GRANT, BARGAIN, SELL AND CONVEY to the said THE NATURE CONSERVANCY,

its successors and assigns forever, the following described REAL ESTATE, situate in the Township of Brush Creek, County of Adams, and State of Ohio, and bounded and described as follows:

**PARCEL ONE:** Beginning at the east corner of William Richardson's Survey No. 800, a white oak, blue ash and elm; thence N. 43 deg. 38' E. 135.8 poles to two sugar trees and ash, one of the original corners; thence 45 deg. W. 145 poles to a white oak and dogwood and water beech on the bank of Brush Creek; thence down the creek S. 42 deg. W. 30 poles; S. 32 deg. W. 32 poles; S. 19-1/2 deg. W. 26 poles; S. 28 deg. W. 8 poles; S. 25 deg. E. 14 poles; S. 53 deg. E. 12 poles; S. 59-1/4 deg. E. 26.8 poles; S. 17 deg. E. 12 poles; S. 53 deg. E. 24 poles; S. 14 1/2 deg. E. 10.8 poles; S. 33 1/2 deg. W. 38.4 poles to two white oaks and a beech; at the end of 50 poles on the first line of Dunlap's Survey; thence leaving the creek and running with said line (reversed) S. 45 deg. E. 50 poles to the beginning, containing 112-1/4 acres, more or less.

**PARCEL TWO:** Beginning at a stone on the east bank of Brush Creek, corner to the Osman land, thence down the creek with the meanders and binding thereon, S. 20 deg. W. 39 poles and 8 links; S. 29 deg. 28 poles; S. 69 deg. E. 7 poles and 14 links; S. 40 deg. E. 58 poles to a black ash on the south bank of the creek, in a line of said Osman land; thence with its lines and binding thereon, N. 32 deg. E. 6 poles and 8 links to a stone; thence N. 15 deg. E. 11 poles to a stone; thence N. 50 deg. W. 24 poles to a stone; thence N. 13 1/2 deg. 11 poles and 5 links to a stone; thence N. 58 deg. W. 27 poles to a buckeye and stone; thence N. 31 1/2 deg. E. 25 poles to a stone; thence N. 15 1/2 deg. E. 10 poles and 20 links to a stone; thence N. 45 1/2 deg. W. 27 poles to the beginning, containing 11 acres, 2 roods and 9 poles of land, be the same more or less.

SAVE AND EXCEPT a tract heretofore sold by Ernest C. Lang herein to the State of Ohio, Department of Highways, for road purposes being four acres more or less, by deed dated December 10, 1932, and recorded in Vol. 138, at Page 427, Adams County Deed Records.

**PARCEL THREE:** Beginning at a stone on the east bank of Brush Creek, corner to the John R. Satterfield land, thence with its line S. 42 1/2 deg. E. 51.8 poles to a stone, corner to same and the John Copas land; thence with said Copas line S. 47 1/2 deg. W. 124 poles to a stone, corner to said land; thence with another of said Copas lines N. 42 1/2 deg. W. 46 poles to a stone on the east bank of Brush Creek; thence up said creek and binding thereon N. 46 deg. E. 22.3 poles; N. 58 1/2 deg. E. 43 poles to a sycamore; N. 33 1/2 deg. E. 50 poles; N. 45 deg. E. 12.7 poles to the beginning, containing 36 acres, be the same more or less, part of Survey No. 2470; said premises being, according to the Tax Duplicate 114 acres in Survey 1798 and 36 acres in Survey 2470, Tracts 1, 2 and 3 subject to conditions of certain lease held by the State Highway Department, which expires July 12, 1932.

SAVE AND EXCEPT such parcels that have been heretofore sold off

of the above described tracts or parts thereof.

For prior title, see Certificate of Transfer No. 1 from the Estate of Dorothy Weaver, deceased, to Raymond Martin, Helen Blankenship, Henry C. Martin, Emma Hancock, Mary Greenleaf, Mildred Smith, Robert Weaver and William Weaver, dated August 28, 1985, and recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, Scioto County, Ohio, Record of Deeds.

Mary Greenleaf is properly known as Mary Greenlief.

Raymond Martin, Hubert R. Martin and Hubert Raymond Martin are names which designate the same person.

Last Transfer: Deed Record Volume 404, Page 473,

and all the ESTATE, RIGHT, TITLE AND INTEREST of the said grantors in and to said premises;  
TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors and assigns forever.

And the said RAYMOND MARTIN, HELEN BLANKENSHIP, HENRY C. MARTIN, MARY GREENLIEF, MILDRED SMITH, ROBERT WEAVER, WILLIAM WEAVER and EMMA HANCOCK,

do hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will DEFEND the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said RAYMOND MARTIN, HELEN BLANKENSHIP, HENRY C. MARTIN, MARY GREENLIEF, MILDRED SMITH, ROBERT WEAVER, and WILLIAM WEAVER, all married, and EMMA HANCOCK, single, and

HELEN MARTIN, wife of Raymond Martin,  
CONRAD C. BLANKENSHIP, husband of Helen Blankenship,  
BARBARA A. MARTIN, wife of Henry C. Martin,  
LESLIE W. GREENLIEF, husband of Mary Greenlief,  
KENNETH R. SMITH, husband of Mildred Smith,  
GAIL LYNN WEAVER, wife of Robert Weaver, and  
CONNIE S. WEAVER, wife of William Weaver,

all of whom convey in their own right and all of whom hereby release all their right and expectancy of dower in said premises, have hereunto set their hands, this 11 TH day of Nov. in the year A.D. nineteen hundred and eighty-six (1986).

Signed and acknowledged in presence of us:

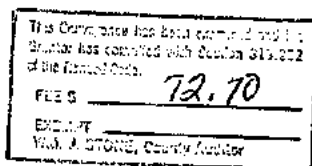
As to Nos  
1 - 7

As to Nos.  
1 - 7

CHARLES A. BROWN, JR.

ETTA LOUISE MCGINNIS

TRANSFERRED 2/17, 19 86  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50



1. Raymond Martin  
RAYMOND MARTIN  
BY: Helen Martin  
HELEN MARTIN, his Attorney in Fact
2. Helen Martin  
HELEN MARTIN
3. Henry C. Martin  
HENRY C. MARTIN
4. Barbara A. Martin  
BARBARA A. MARTIN
5. Emma Hancock  
EMMA HANCOCK
6. William Weaver  
WILLIAM WEAVER
7. Connie S. Weaver  
CONNIE S. WEAVER



As to Nos. Donna Jones Donna Jones 580  
 3 & 9 Lisa Cohen JONES  
 As to Nos. Lisa Cohen LISA  
 8 & 9 Lisa Cohen COHEN  
 As to Nos. Lisa Borracchini LISA  
 10 & 11 Lisa Borracchini BORRACCINI  
 As to Nos. Lisa Borracchini LAURAE  
 10 & 11 Lisa Borracchini HALE  
 As to Nos. Deborah L. Hayes DEBORAH L. HAYES  
 12 & 13 Deborah L. Hayes HAYES  
 As to Nos. Deborah L. Hayes GLENN E. KERSHAW JR.  
 12 & 13 Deborah L. Hayes KERSHAW JR.  
 As to Nos. Mary J. Wortham MARY J. WORTHAM  
 14 & 15 Mary J. Wortham WORTHAM  
 As to Nos. Mary J. Wortham JOHN M. WALDROP  
 14 & 15 Mary J. Wortham WALDROP  
 8. Helen Blankenship HELEN BLANKENSHIP  
 9. Conrad C. Blankenship CONRAD C. BLANKENSHIP  
 10. Mary Greenlief MARY GREENLIEF  
 11. Leslie W. Greenlief LESLIE W. GREENLIEF  
 12. Mildred Smith MILDRED SMITH  
 13. Kenneth R. Smith KENNETH R. SMITH  
 14. Robert Weaver ROBERT WEAVER  
 15. Gail L. Weaver GAIL LYNN WEAVER NOTE: Gail Lynn Weaver and Gail L. Weaver are names which designate the same person.

STATE OF OHIO, COUNTY OF SCIOTO, ss:  
 As to Nos. 1 - 7 On this 11th day of December A.D. 1986, before me, a Notary Public in and for said County, personally came  
 RAYMOND MARTIN, by and through Helen Martin, his attorney in fact by Power of Attorney dated 2 May, 1986, recorded in Vol. 12, Page 24, Scioto County, Ohio, Record of Power of Attorneys, and HELEN MARTIN, HENRY C. MARTIN and BARBARA A. MARTIN, EMMA HANCOCK, WILLIAM WEAVER and CONNIE S. WEAVER, seven of the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.  
Etha Louise Williams  
 Notary Public  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES MAY 1, 1989

STATE OF OHIO, COUNTY OF Franklin ss:  
 As to Nos. 8 & 9 On this 6th day of APRIL A.D. 1986, before me, a Notary Public in and for said County, personally came  
 HELEN BLANKENSHIP and CONRAD C. BLANKENSHIP, two of the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.  
Lisa Cohen  
 Notary Public  
 NOTARY PUBLIC, STATE OF OHIO  
 COMMISSION EXPIRES 7-22-90

STATE OF OHIO, COUNTY OF Lorain ss:  
 As to Nos. 10 & 11 On this 9th day of April A.D. 1986, before me, a Notary Public in and for said County, personally came  
 MARY GREENLIEF and LESLIE W. GREENLIEF, two of the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.  
Lisa M. Borracchini  
 Notary Public  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Expires May 13, 1991

CONDITIONALLY APPROVED FOR TRANSFER  
 ADAMS COUNTY TAX MAP DEPT.  
 DATE 2-16-88  
 SIGNATURE S. Palmer / S.H.W.  
 THIS DESCRIPTION MUST BE CORRECTED  
 FOR FUTURE TRANSFERS. 14183-13187

Nos.  
12, &  
13

STATE OF OHIO, COUNTY OF LAKE ss: 87

On this 10 day of APRIL A.D. 1986, before me,  
a Notary Public in and for said County, personally came

MILDRED SMITH and KENNETH R. SMITH,

two of the grantors in the foregoing deed, and acknowledged the  
signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above  
mentioned.

GLENN E. KERSHAW, JR., Notary Public  
State of Ohio - (Lake County)  
My Commission Expires June 14, 1991

Glenn E. Kershaw Jr.  
Notary Public

As to  
Nos.  
14 &  
15.

STATE OF KENTUCKY, COUNTY OF Jefferson ss: 87

On this 15<sup>th</sup> day of April A.D. 1986, before  
me, a Notary Public in and for said County, personally came

ROBERT WEAVER and GAIL LYNN WEAVER,

two of the grantors in the foregoing deed, and acknowledged the  
signing thereof to be their voluntary act and deed.

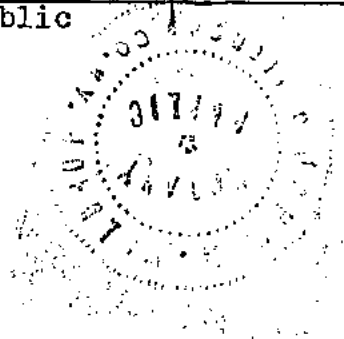
WITNESS my official signature and seal on the day last above  
mentioned.

John M. Waldrop  
Commission Expires  
Oct. 1, 1987

John M. Waldrop  
Notary Public

Commission expires  
October 1, 1987

JOHN M. WALDROP  
NOTARY,  
JEFFERSON COUNTY,  
KENTUCKY



This instrument prepared by:  
CHARLES A. BROWN, JR., Attorney at Law,  
721 Washington Street, Portsmouth, Ohio, 45662.

ADAMS COUNTY  
RECORDER  
REC'D - FEES 14.00

1988 FEB 17 PM 1:22

RECORDED  
VOL. 277 PAGE 578  
BILL McHENRY

**CASO Scanning and Image Processing**

**TNC- Ohio: Land Protection Files**

**NEW  
DOC**

RECEIVED

JUN 10 6 88

4102

GENERAL WARRANTY DEED

Ohio File  
The Nature Conservancy

528

THE NATURE CONSERVANCY, a non-profit corporation under the laws of the District of Columbia, of Arlington County, Virginia, for valuable consideration paid, grants, with general warranty covenants, to GEORGE LEWIS, whose tax-mailing address is 20709 State Route 125, Blue Creek, OH 45616 the following real property: Situated in the County of Adams in the State of Ohio and in the Township of Brush Creek:

See Exhibit A attached hereto for legal description.

This conveyance is subject to all rights, restrictions and easements of record and to real estate taxes due in 1988 and thereafter.

This conveyance is also subject to the following restrictions:

- a. There shall be no mining, drilling or other excavation for oil, gas, coal or other minerals on the property, unless the ground is restored to its same condition immediately prior to the mining, drilling or excavation.
- b. The property shall not be subdivided into tracts or parcels smaller than 17 acres each.
- c. No more than a total of five (5) residential houses or mobile homes with associated barns, garages and other accessory buildings may be placed on the property. No more than one (1) house or mobile home with an associated barn, garage or other accessory building can be placed on any one tract or parcel if the property is subdivided as allowed herein.

These restrictions shall be deemed to run with the property for the benefit of that adjacent property currently owned by The Nature Conservancy as a nature preserve and known as Buzzardroost Rock.

Prior instrument reference: Vol. 277, Pages 578, 582, 586 of the Deed Records of Adams County, Ohio.

ADAMS COUNTY  
RECORDER  
REC'D - FEE 42.00

1988 MAY 10 PM 3:01

RECORDED  
VOL. 278 PAGE 528  
BILL McHENRY

TRANSFERRED 5/10, 1988  
WILLIAM J. STONE  
ADAMS COUNTY AUDITOR  
FEE 50

2650

Signed and acknowledged in  
the presence of:

the presence of:

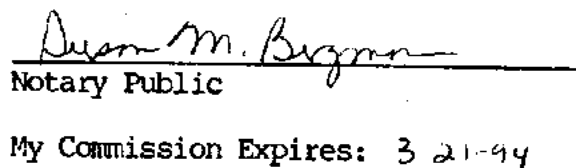
Katherine Franklin

Dianne Menden

Jane Prohaska, Assistant Secretary

Be it remembered, that on this 5<sup>th</sup> day of May, 1988, before me, the subscriber, a notary public in and for said county, personally came, Russell Van Herik as Vice President and Jane Prohaska as Assistant Secretary respectively of The Nature Conservancy, the Grantor in the foregoing deed, and acknowledged the signing thereof to be the corporation's voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



529



## EXHIBIT A

Situate in the Township of Brush Creek, County of Adams, State of Ohio, being part of Virginia Military Survey No. 1798, and also being part of Tract One and part of Tract Two as conveyed to Freida K. Knowles, et. al., as recorded in Volume 244, Page 599, Adams County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) in the centerline of State Route 125, said spike being a corner of a 1.75 acre tract conveyed to John H. Young, et. al. (Volume 227, Page 58, A.C.D.R.), an 8.82 acre tract conveyed to Michael Lee McCann, et. al. (Volume 239, Page 189, A.C.D.R.), and a 6.832 acre tract conveyed to Jerry W. Greenlee (Volume 273, Page 600, A.C.D.R.), thence leaving said State Route 125 and with said Jerry W. Greenlee, a 2.49 acre tract conveyed to said Jerry W. Greenlee (Volume 245, Page 326, A.C.D.R.), and a 167.25 acre tract conveyed to Jeff Brown, et. al. (Volume 238, Page 271, Tract 1, A.C.D.R.), N.33°-02'-58"W., passing a 1/4 inch rebar (found) at 661.47 feet, a spike (set) in the centerline of Weaver Road (C-5B) at 1125.64 feet, and a one inch pipe (found) at 2840.59 feet, a total distance of 2865.59 feet to a point on the east bank of Ohio Brush Creek; thence with the east bank of said Ohio Brush Creek for the next five (5) calls, S.47°-18'-43"W. 512.14 feet to a 5/8 inch rebar (set); thence S.46°-26'-33"W. 572.29 feet to a 5/8 inch rebar (set); thence S.34°-36'-24"W., passing a spike (set) in the centerline of said State Route 125 at 114.31 feet, a total distance of 571.71 feet to a 5/8 inch rebar (set); thence S.19°-15'-18"E. 845.85 feet to a 5/8 inch rebar (set); thence S.92°-42'-41"E. 125.37 feet to a 5/8 inch rebar (set); thence with six (6) new division lines through the tracts of which this is a part, S.46°-57'-19"E. 701.01 feet to a 5/8 inch rebar (set); thence N.77°-26'-43"E. 187.67 feet to a spike (set) in the centerline of Waggoner Riffle Road (C-5B); thence S.67°-58'-39"E. 280.10 feet to a 5/8 inch rebar (set); thence N.52°-46'-16"E. 98.76 feet to a 5/8 inch rebar (set); thence N.85°-35'-03"E. 325.08 feet to a 5/8 inch rebar (set); thence S.75°-50'-12"E. 670.87 feet to a 1/4 inch rebar (found), said rebar being a corner of a 93.808 acre tract conveyed to The Nature Conservancy (Volume 227, Page 260, Tract E, A.C.D.R.) and a 7.00 acre tract conveyed to Roland Lykins, et. al. (Volume 222, Page 207, A.C.D.R.); thence with said Roland Lykins, et. al., N.49°-23'-50"E. 157.28 feet to a 1/4 inch rebar (found), said rebar being a corner of said John H. Young, et. al.; thence with said John H. Young, et. al., N.45°-37'-30"E. 206.45 feet to the place of beginning containing 88.123 acres, more or less, and being subject to all legal rights-of-way and easements of record.

ACCEPTABLE FOR TRANSFER

Per

*D. Gifford*

5-10-88

21702

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT

DEC 12 2012

CONVEYANCE FEE 556.00  
TRANSFER FEE 50.00  
DAVID GIFFORD, ALASKA COUNTY AUDITOR

201200003884  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
12-12-2012 At 10:02 am.  
DEED 36.00  
OR Book 405 Page 763 - 765

Parcel No.: 161-00-00-006.000  
File No.: 12Q0122-1

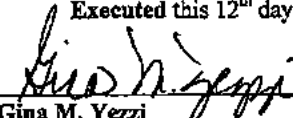
### GENERAL WARRANTY DEED

Gina M. Yezi, Unmarried, for valuable consideration paid, grants and conveys with general warranty covenants, to The Nature Conservancy, a non-profit corporation of the District of Columbia, its successors and/or assigns forever, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017, the following described Real Property:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

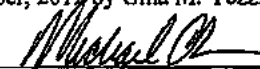
Prior Deed Reference: Official Record Book 206, Page 575  
Auditor's Parcel No.: 161-00-00-006.000

Executed this 12<sup>th</sup> day of December, 2012.

  
Gina M. Yezi

STATE OF OHIO, COUNTY OF ADAMS, SS:

The foregoing instrument was acknowledged before me, a notary public, in and for said state this 12<sup>th</sup> day of December, 2012 by Gina M. Yezi, Grantor herein.

  
Notary Public



MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date - Section 147.03 O.R.C.

This instrument prepared by: Michael C. Fletcher, Esq., Attorney at Law  
3500 Red Bank Road, Cincinnati, Ohio 45227

Gina M. Yezzi

Tract No. 1 2.004 Acres

Exhibit "A"

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 2828 and also being a part of the original 36.312 acres owned by Gina M. Yezzi as recorded in O.R. 206, P. 575 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike set at the intersection of Waggoner Riffle Road (C-1 R) and Blacks Run Road (T-155 A); thence with a tie-line, N 22 deg 43 min 37 sec E 562.33 feet to a spike set in the centerline of said Blacks Run Road and in the south line of the original 36.312 acres (O.R. 206, P. 575); thence with the centerline of said Blacks Run Road for the next four calls, N 08 deg 38 min 08 sec E 98.88 feet to a spike set; thence N 05 deg 21 min 10 sec E 96.30 feet to a spike set; thence N 00 deg 53 min 33 sec E 219.75 feet to a spike set; thence N 02 deg 13 min 11 sec E 68.77 feet to a spike set in the centerline of said Blacks Run Road and **BEING THE REAL POINT OF BEGINNING**; thence with the centerline of Blacks Run Road for the next six calls, N 04 deg 00 min 20 sec E 54.18 feet to a spike set; thence N 11 deg 10 min 43 sec E 39.66 feet to a spike set; thence N 18 deg 09 min 21 sec E 48.64 feet to a spike set; thence N 23 deg 42 min 41 sec E 51.87 feet to a spike set; thence N 29 deg 10 min 38 sec E 79.92 feet to a spike set; thence N 32 deg 01 min 52 sec E 85.41 feet to a spike set; thence with three division lines through the original 36.312 acres, S 63 deg 19 min 30 sec E, passing a 5/8" iron pin set at 19.38 feet and at 200.67 feet, a total distance of 242.67 feet to a point; thence S 23 deg 28 min 11 sec W 330.90 feet to a 5/8" iron pin set; thence N 68 deg 54 min 42 sec W, passing a 5/8" iron pin set at 211.84 feet, a total distance of 232.37 feet to the beginning, containing 2.004 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 65 deg 38 min 24 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on November 26, 2012 and found in File No. A-12-127.

Filename: ginamyezzi12004acR

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date: 12/13/12 By: AS  
Per. #: 1661-6  
ADAMS COUNTY ENGINEER  
David C. Hook P.E., P.S.

Gina M. Yezzi

Tract No. 2 34.283 Acres

Exhibit "A"

Situated in the Township of Green, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 2828 and also being a part of the original 36.312 acres owned by Gina M. Yezzi as recorded in O.R. 206, P. 575 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike set at the intersection of Waggoner Riffle Road (C-1 R) and Blacks Run Road (T-155 A); thence with a tie-line, N 22 deg 43 min 37 sec E 562.33 feet to a spike set in the centerline of said Blacks Run Road and in the south line of the original 36.312 acres (O.R. 206, P. 575) and also in the line of 134.805 acres of The Nature Conservancy (D.B. 287, P. 011) and **BEING THE REAL POINT OF BEGINNING**; thence with the line of The Nature Conservancy, N 64 deg 43 min 25 sec W 458.55 feet to a 1/2" iron pin found and a corner to 32.078 acres of The Nature Conservancy (O.R. 305, P. 117); thence with the line of The Nature Conservancy for the next three calls, N 07 deg 32 min 45 sec E 464.98 feet to a 1/2" iron pin found; thence N 59 deg 13 min 08 sec E 366.89 feet to a point, which is referenced by a 1/2" iron pin found at N 42 deg 12 min 12 sec W 32.87 feet; thence N 17 deg 42 min 24 sec E 264.01 feet to a point, which is referenced by a 1/2" iron pin found at N 58 deg 17 min 37 sec W 41.80 feet and also a corner to 3.90 acres of Valerie Ann Ozeta (D.B. 268, P. 598); thence with said Ozeta's line for the next three calls, N 37 deg 21 min 27 sec E 54.37 feet to a point; thence N 10 deg 59 min 27 sec E 107.68 feet to a point, which is referenced by a 1/2" iron pin found at S 04 deg 01 min 18 sec E 17.18 feet; thence N 88 deg 09 min 24 sec E 178.85 feet to a point and also a corner to 0.385 acres of Darlene Jay Penquite (O.R. 311, P. 252); thence with said Penquite's line, S 67 deg 11 min 34 sec E, passing a 5/8" iron pin found at 33.65 feet and at 128.02 feet, a total distance of 140.24 feet to a spike set in the centerline of the aforementioned Blacks Run Road and also being a corner to 40.00 acres of The Nature Conservancy (O.R. 245, P. 22); thence with the line of said Nature Conservancy, S 65 deg 38 min 24 sec E 880.16 feet to a 5/8" iron pin found and in the line of the aforementioned The Nature Conservancy ( 134.805 acres ); thence with the line of said The Nature Conservancy ( 134.805 acres ) for the next two calls, S 18 deg 34 min 54 sec W 1370.30 feet to a stone found; thence N 64 deg 43 min 25 sec W 774.50 feet to the beginning, containing 36.287 Acres, save and except Tract No. 1 of 2.004 Acres, leaving to be conveyed 34.283 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 65 deg 38 min 24 sec E line.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on November 26, 2012 and found in File No. A-12-127.

Filename: ginamyezzi234283acR

Done

TAUSMRO283712

2625

025 834

# WARRANTY DEED

## CORRECTIVE DEED

RONALD D. ZECHAR AND SHARON E. ZECHAR, husband and wife, of Dayton, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to THE NATURE CONSERVANCY, a non-profit corporation of the District of Columbia, whose tax mailing address is 1504 West First Avenue, Columbus, OH 43212, the following REAL PROPERTY:

THIS INSTRUMENT IS A CORRECTIVE DEED OF THE DEED BETWEEN THE PARTIES FILED FEBRUARY 6, 1996, IN VOLUME 18, PAGE 624, ADAMS COUNTY DEED RECORDS.

Situated in the Township of Brush Creek, County of Adams, and State of Ohio and further described as follows:

Being situated in O. A. & M. C. No. 105. Beginning at a reference point at a spike in the centerline of Cline Road and a corner to a 2.51 acres of William R. Hall and a corner of the original 363.91 acres; thence with the centerline of said Cline Road for the next three calls, S 60 deg 02 min E a distance of 35.35 feet to a spike; thence S 61 deg 50 min E a distance of 221.54 feet to a spike; thence S 70 deg 00 min E a distance of 128.74 feet to a spike in said centerline at its intersection with the centerline of a 50 feet wide right of way hereby granted; thence with the centerline of said 50 feet wide right of way for the next twelve calls, N 36 deg 50 min E a distance of 58.84 feet to an iron pin; thence N 1 deg 53 min E a distance of 81.74 feet to an iron pin; thence N 21 deg 56 min E a distance of 171.66 feet to an iron pin; thence N 74 deg 06 min E a distance of 100.65 feet to an iron pin; thence N 38 deg 29 min E a distance of 151.06 feet to an iron pin; thence N 11 deg 53 min E a distance of 105.61 feet to an iron pin; thence N 9 deg 34 min W a distance of 173.71 feet to an iron pin; thence N 31 deg 47 min E a distance of 81.87 feet to an iron pin; thence N 57 deg 41 min E a distance of 217.86 feet to an iron pin; thence N 31 deg 05 min E a distance of 220.81 feet to an iron pin; thence N 59 deg 33 min E a distance of 178.10 feet to an iron pin; thence N 39 deg 09 min E a distance of 84.83 feet to an iron pin in said centerline and being the real point of beginning; thence with a division line through the original 363.91 acres, N 9 deg 35 min W, passing an iron pin at 25.08 feet, a distance of 1143.23 feet to a stone in the line of Earl Allen and a corner to the property of the Nature Conservancy; thence with a line of said Allen, N 70 deg 21 min E a distance of 450.50 feet to an iron pin in said Allen's line; thence with a division line through the original 363.91 acres, S 21 deg 47 min E a distance of 1193.16 feet to an iron pin; thence with a division line through the original 363.01 acres, S 49 deg 44 min W, passing an iron pin at 226.76 feet, a distance of 253.85 feet to an iron pin in the centerline of the aforementioned 50 feet wide right of way and said right of way is extended as to be described later; thence with the centerline of said right of way for the next three calls, N 62 deg 54 min W a distance of 180.91 feet to an iron pin; thence S 64 deg 35 min W a distance of 173.79 feet to an iron pin; thence S 84 deg 57 min W a distance of 165.75 feet to the beginning, **CONTAINING 15.84 ACRES** more or less, being a part of the original 363.91 acres of the premises transferred to James Dittmer et al in Volume 248, page 783 and subject to all legal easements which includes the above described right of way from Cline

RECEIVED OCT 2 1 1996



Road and an additional 50 feet wide right of way further described as beginning at the east termination of said right of way and running thence for the next fifteen calls, S 82 deg 47 min E a distance of 279.27 feet to an iron pin at the point of intersection of another 50 feet wide right of way; thence S 27 deg 34 min W a distance of 91.42 feet to an iron pin; thence S 50 deg 57 min W a distance of 216.81 feet to an iron pin; thence N 86 deg 28 min W a distance of 256.33 feet to an iron pin; thence S 75 deg 14 min W a distance of 186.79 feet to an iron pin; thence S 49 deg 58 min W a distance of 120.69 feet to an iron pin; thence S 16 deg 57 min W a distance of 109.55 feet to an iron pin; thence S 37 deg 14 min W a distance of 179.94 feet to an iron pin; thence S 6 deg 40 min W a distance of 125.46 feet to an iron pin; thence S 28 deg 23 min W a distance of 199.95 feet to an iron pin; thence S 27 deg 25 min W a distance of 128.07 feet to an iron pin; thence S 23 deg 43 min W a distance of 105.48 feet to an iron pin; thence S 50 deg 40 min W a distance of 171.97 feet to an iron pin; thence S 59 deg 40 min W a distance of 169.97 feet to an iron pin in said right of way and in the centerline of Cline Road; thence N 72 deg 43 min W a distance of 233.73 feet to the aforementioned 50 feet wide right of way and both right of ways are to be used by grantor and grantee for ingress and egress.

The above survey was performed under the supervision of Keith C. Swearingen, Registered Land Surveyor 6215, on April 29, 1980.

96-13 RZ-NC

Prior Instrument Reference: Vol. 18, page 624, of the Official Record Book of Adams County, Ohio.

Ronald D. Zechar and Sharon E. Zechar, release(s) all rights of dower therein. Witness their hand(s) this 18 day of June, 1996.

Signed and acknowledged in the presence of:

*Shelly K. Lyons*

*Ronald D. Zechar*  
RONALD D. ZECHAR,

*Sharon E. Zechar*

*Sharon E. Zechar*  
SHARON E. ZECHAR,

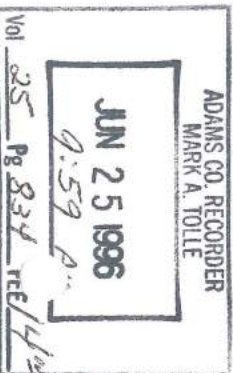
STATE OF OHIO COUNTY OF *Shelby* ss:

BE IT REMEMBERED, That on this *18* day of June, 1996, before me, the subscriber, a notary public in and for said state, personally came Ronald D. Zechar and Sharon E. Zechar, his spouse, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

Prepared by:

ALAN W. FOSTER  
Attorney at Law  
228 N. Market Street  
West Union, OH 45693



Approved For Transfer  
*Sharon E. Zechar*  
Adams County Engineer

*Shelly K. Lyons*  
HOLLY K. LYONS  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES DEC. 6, 1997

TRANSFERRED  
CONVEYANCE EXAMINED,  
COMPLIED WITH SECTION 319.202 O.R.C.

EXEMPT

JUN 25 1996

JUN 14 1996

CONVEYANCE FEE: *NOT NECESSARY*  
TRANSFER FEE: *144-64*  
CARROLL E. NEWMAN  
ADAMS COUNTY AUDITOR

025 835

APPROVED FOR TRANSFER  
Adams County Tax Map Dept.  
Date 6-29-15 By: [Signature]  
Par.# 161-00-00-035  
**ADAMS COUNTY ENGINEER**  
David C. Hook P.E., P.S.

REAL PROPERTY TRANSFERRED  
CONVEYANCE EXAMINED  
COMPLIED WITH SECTION 319.202 O.R.C.  
EXEMPT \_\_\_\_\_

JUN 29 2015

CONVEYANCE FEE 56.00  
TRANSFER FEE 34  
DAVID GIFFORD, ADAMS COUNTY AUDITOR

201500001796  
Filed for Record in  
ADAMS COUNTY, OHIO  
MARK TOLLE, RECORDER  
06-29-2015 At 02:34 pm.  
DEED 44.00  
OR Book 452 Page 337 - 340

1500034-1

### LIMITED WARRANTY DEED

**DANIEL G. DUTRO**, married, whose spouse is Sondra R. Dutro, **DEANNA L. DUTRO**, unmarried, and **DONNA M. VILAS**, whose spouse is Matthew Vilas, (collectively, "Grantor"), for valuable consideration paid, grant, with limited warranty covenants, to **THE NATURE CONSERVANCY**, a non-profit corporation of the District of Columbia, its successors and assigns, whose tax mailing address is 6375 Riverside Drive, Suite 100, Dublin, OH 43017, ("Grantee") the real estate described in Exhibit A attached hereto and made a part hereof (the "Property").

The Property is conveyed subject to, and there are excepted from the limited warranty covenants, the following:

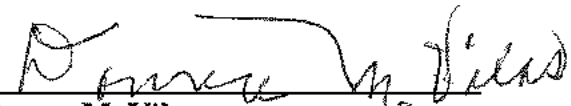
- 1) Easements, covenants, and restrictions of record;
- 2) Taxes and assessments not yet due and payable; and
- 3) Legal highways and rights of way.


Prior Instrument Reference: Official Record Volume 0147, Page 0638, of the Adams County, Ohio records.

Parcel No: 161-00-00-035.000

Sondra R. Dutro, spouse of Daniel G. Dutro, and Matthew Vilas, spouse of Donna M. Vilas, have executed this deed for the purpose of releasing her and his respective rights of dower in the Property.

IN WITNESS WHEREOF, Donna M. Vilas and Matthew Vilas have executed this deed  
as of the 25<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Donna M. Vilas

  
\_\_\_\_\_  
Matthew Vilas

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2015, by  
Donna M. Vilas and Matthew Vilas.

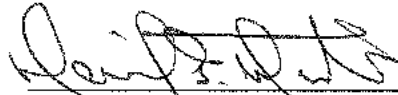
  
\_\_\_\_\_  
Notary Public




Sheila Hedrick  
Notary Public, State of Ohio  
My Commission Expires 03-26-2017

This instrument prepared by:  
Daniel G. Dutro, Jr., Esq.  
Barron Peck Bennie & Schlemmer Co. LPA  
3074 Madison Rd.  
Cincinnati, Ohio 45209  
(513) 721-1350

IN WITNESS WHEREOF, Daniel G. Dutro and Sondra R. Dutro have executed this deed as of the 26 day of June, 2015.

  
Daniel G. Dutro

  
Sondra R. Dutro

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this 26th day of June, 2015, by Daniel G. Dutro and Sondra R. Dutro.



  
Notary Public

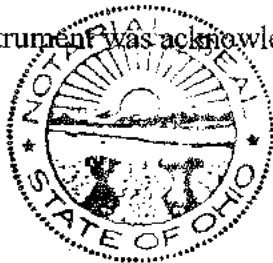
MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.

IN WITNESS WHEREOF, Deanna L. Dutro has executed this deed as of the 26th day of June, 2015.

  
Deanna L. Dutro

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this 26th day of June, 2015, by Deanna L. Dutro.



  
Notary Public

MICHAEL C. FLETCHER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
date. Section 147.03 O.R.C.



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

DANIEL G. DUTRO ET.AL.  
4.764 ACRES

BEING SITUATED IN THE TOWNSHIP OF MONROE, COUNTY OF ADAMS, & STATE OF OHIO, AND ALSO BEING A PART OF VMS NO. 13911 & 3568 & BEING ALL OF ORIGINAL 4.81 ACRES IN O.R.147 PG.638 OWNED BY DANIEL G. DUTRO ET.AL. AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE BRUSH CREEK ROAD AND BEING A CORNER TO 70.787 ACRES OWNED BY THE NATURE CONSERVANCY IN O.R.068 PG.128; THENCE WITH SAID NATURE CONSERVANCY N 11°34'34" W A DISTANCE OF 1089.45' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 05°58'30" E A DISTANCE OF 144.50'; THENCE WITH SAID CREEK S 84°28'25" E A DISTANCE OF 204.62' TO A POINT IN CREEK WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 04°55'02" E A DISTANCE OF 118.78' & BEING A CORNER TO 58.5 ACRES OWNED BY LARRY JOSEPH STWARKA IN D.B.282 PG.346; THENCE WITH SAID STWARKA S 10°46'01" E A DISTANCE OF 550.68' TO A SYCAMORE TREE WHICH IS REFERENCED BY A 5/8" REBAR SET AT S 35°14'33" E A DISTANCE OF 3.00'; THENCE S 11°44'05" E A DISTANCE OF 541.04' TO A SPIKE FOUND IN THE CENTERLINE OF SAID BRUSH CREEK ROAD; THENCE WITH SAID CENTERLINE N 83°20'00" W A DISTANCE OF 199.31' TO A SPIKE FOUND, BEING THE TRUE POINT OF BEGINNING, CONTAINING 4.764 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N 83°20'00" W LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON MAY 13, 2015 AS FOUND IN FILE NO. 15-044.