

TRANSFERRED

JUL 02 2014

ANDREA WEAVER, AUDITOR
This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code
FEE \$ 1430.00 *WJ*
EXEMPT _____

Limited Warranty Deed


Know All Men By These Presents That: **Charles W. Gentry and Jean E. Gentry, husband and wife, the Grantors** of Union County, who claim title by and through instruments, recorded in Volume 20, Page 669 on September 20, 1995, Volume 20, Page 666 on September 20, 1995, Volume 20, Page 663 on September 20, 1995, Volume 20, Page 660 on September 20, 1995 and Volume 37, Page 434 on March 20, 1996 in Union County Recorder's Office for consideration of Ten and No/100 Dollars (\$10.00) received to their full satisfaction, grant, with limited warranty covenants, to **Barbara Wilcox, Trustee of the Charles Wilcox Revocable Trust U/A dated September 3, 1998, (aka The Charles Wilcox Trust U/A dated 9/3/98 a) Marital Trust and b) Family Trust)** Grantee, and with a tax mailing address of:
8100 Wells Rd., Plain City, OH 43065

the following real property:

MAP No: 133-00-00-107.001
MAP No: 133-00-00-108.000
Being known as Parcel Numbers: 15-0016011.0000(Jerome Twp.)
41-0017022.0000(Darby Twp.),
and being yet further described in "Exhibit A" attached

To have and to hold the above granted and bargaining property unto the Grantee, its beneficiaries and assigns in fee simple, except for any and all all easements, reservations, restrictions, right of way, conditions, limitations, zoning ordinances and regulations.

In Witness Whereof, the Grantors have signed the 30 day of JUNE, 2014.



Charles W. Gentry


Jean E. Gentry

THE STATE OF OHIO)
) SS:
COUNTY OF UNION)

Before me, a notary public in and for said County and State, Charles W. Gentry and Jean E. Gentry personally appeared the above named Grantor, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Witness Whereof, I have hereunto subscribed my name at Plain City, OH this 30 day of JUNE, 2014.



Notary Public
My Commission Expires: 3-14-18
Seal:

This instrument prepared by:

Gary C. Johnson & Associates, LLC
635 West Lakeside Avenue,
Suite 600
Cleveland, Ohio 44113



ROGER RILL
Notary Public, State of Ohio
My Commission Expires 03-14-18

EXHIBIT A

LEGAL DEED DESCRIPTION
GENTRY
67.879 ACRES

Real estate situated in Jerome Township and Darby Township of Union County, Ohio; in the Virginia Military Survey number 3484; being part of the original 80.61 acre tract of Charles W. and Jean E. Gentry (Official Record 20, pages 660-669); and being further bounded and described as follows:

Beginning at an iron pipe found at the original centerline intersection of State Route 736 and Hickory Ridge Road (Township Road 31), being the TRUE POINT OF BEGINNING.

Thence South 31 deg.-59'-50" East (assumed bearing), 36.60 feet along said original centerline of State Route 736 to an iron rod set.

Thence South 58 deg.-00'-10" West, 194.60 feet (passing over an iron rod set at 128.61 feet) to a point in the approximate centerline of Robinson Run.

Thence with four consecutive courses of said approximate centerline of Robinson Run:

- 1) South 30 deg.-28'-10" East, 152.30 feet to a point.
- 2) South 24 deg.-12'-31" East, 221.38 feet to a point.
- 3) South 06 deg.-53'-20" West, 143.86 feet to a point.
- 4) South 26 deg.-09'-16" West, 170.53 feet to a point at a northwesterly corner of the 5.042 acre tract of P.E. and R.M. Hochstetler (Official Record 681, page 818). Said point is witnessed by an iron pipe found which bears: (North 69 deg.-29'-58" East, 50.00 feet).

Thence continuing along four consecutive courses of said approximate centerline of Robinson Run, also being westerly lines of said 5.042 acre tract:

- 1) South 09 deg.-42'-08" West, 170.46 feet to a point.
- 2) South 27 deg.-35'-43" West, 104.28 feet to a point.
- 3) South 06 deg.-35'-25" West, 145.11 feet to a point.
- 4) South 04 deg.-04'-37" East, 132.08 feet to a point on a northwesterly line of the 152.953 acre tract of Ballantyne Family Limited Partnership (Official Record 699, page 566). Said point is witnessed by an iron pipe found which bears: (North 57 deg.-25'-48" East, 50.00 feet).

Thence South 57 deg.-25'-48" West, 1393.98 feet along said northwesterly line to a stone found.

Thence North 27 deg.-17'-47" West, 1660.50 feet along an easterly line of said 152.953 acre tract to a stone found on the southeasterly line of the 18.73 acre tract of G.H. and C.C. Karrer (Official Record 55, page 323).

Thence North 57 deg.-22'-13" East, 1098.41 feet along said southeasterly line and the southeasterly lines of the 6.096 acre tract of H.G. and J.A. Bodenbender (Deed Record 264, page 26), the 5.597 acre tract of C.M. Davis (Official Record 519, page 537), the 5.579 acre tract of K.T. and M.A. Akins (Deed Record 341, page 118), the 6.201 acre tract of S.J. and K.A. Francis (Official Record 754, page 479), and the 5.104 acre tract of N.M. Schnees (Official Record 842, page 364) to an iron pipe found at the most westerly corner of the 1.000 acre tract of R.R. and C.M. Pond (Official Record 618, page 550).

Thence South 44 deg.-11'-11" East, 166.28 feet along the southwesterly line of said 1.000 acre tract to an iron pipe found.

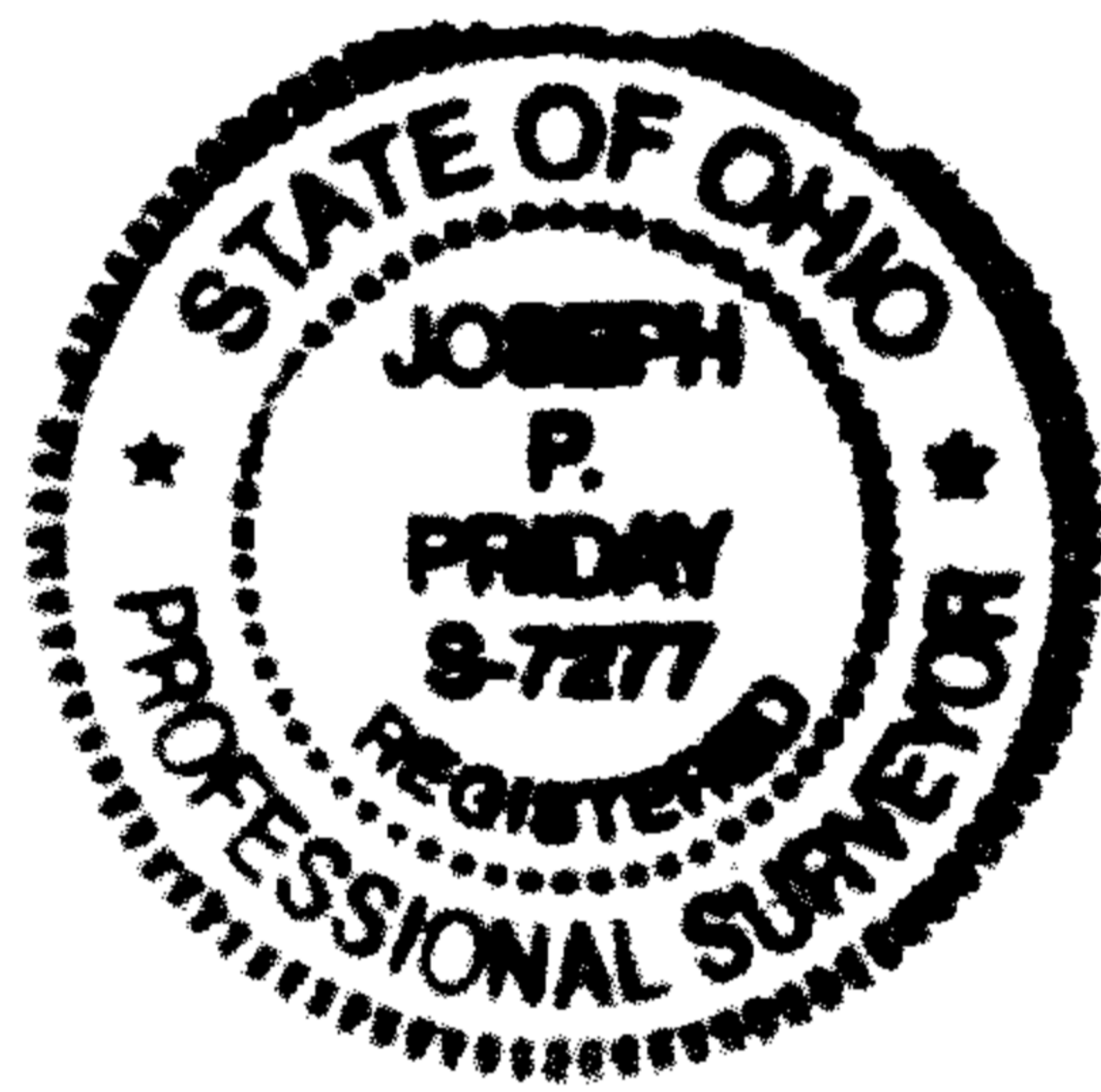
Thence North 57 deg.-22'-18" East, 801.94 feet along the southeasterly lines of said 1.000 acre tract and the 1.942 acre tract also of R.R. and C.M. Pond (Official Record 86, page 714) (passing over iron pipes found at 267.36 feet and 689.64 feet) to an iron pipe found in said original centerline of State Route 736.

Thence with two consecutive courses of said original centerline of State Route 736:

- 1) South 54 deg.-02'-10" East, 378.41 feet to an iron pipe found.
- 2) South 31 deg.-59'-50" East, 128.31 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from State Route 736 R/W plan UNI-736-(1.02)(1.85). The tract as described from an actual field survey performed on or about June 10, 2014, by Registered Surveyor Joseph P. Friday (S-7277), contains **67.879 acres**, more or less, (of which approximately 15.360 acres are within said Darby Township and approximately 52.519 acres are within said Jerome Township, also approximately 1.778 acres are within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

DESCRIPTION ACCEPTABLE
67.879 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 7-2-14 *JK*
JEFF STAUCH
UNION COUNTY ENGINEER



A handwritten signature in black ink, appearing to read "Joseph P. Friday".