

TRANSFERRED

DEC 03 2020

CINDY OWINGS WAUGH
VINTON COUNTY AUDITOR

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code
Fee 305.00 1095.00 2.00
Exempt _____
CINDY OWINGS WAUGH
COUNTY AUDITOR *OW*

Instrument Book Page
202000001705 OR 174 1315

202000001705
Filed for Record in
VINTON COUNTY, OHIO
MARGARET KNOX, RECORDER
12-03-2020 At 03:25 pm.
SURVI DEED 58.00
OR Book 174 Page 1315 - 1319

GENERAL WARRANTY DEED
With Survivorship

BESTITLE
AGENCY, INC.

Thomas S. Jackson and Gudrun Junk, now known as Gudrun Jackson, husband and wife, the Grantors, for Ten Dollars (\$10.00) and other valuable consideration paid, grant with general warranty covenants, to **Amber Cowger and Linda Carter**, Grantees, for their joint lives, remainder in fee simple to the survivor of them, their heirs and assigns forever, whose tax-mailing address is 46400 State Route 160, Vinton, OH 45686, the following described property:

**BEING DESCRIBED IN THE SURVEYED LEGAL DESCRIPTION AND SKETCH
ATTACHED.**

Being the same real estate conveyed to Thomas S. Jackson from Martha R. Farley and Forrest Farley, by Deed dated July 28, 2010, and recorded in the Office of the Recorder, Vinton County, Ohio in 148, Page 992.

PARCEL NOS.: 17-00677.000 & 17-00679.000 & 17-00678.000 & 17-00125.000

OH-12963

SAVE AND EXCEPT easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

GRANTORS do hereby covenant and warrant unto said GRANTEES, the Grantees' heirs and assigns, that at the time of the delivery of this deed, the Grantors were lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantors have good right to sell and convey the same to the Grantees and the Grantees' heirs and assigns, and that the Grantors do warrant and do hereby agree to defend the same to the Grantees and the Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

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Executed on this 30th day of November, 2020.


Thomas S. Jackson


Gudrun Jackson

STATE of OHIO,
COUNTY of Jackson, ss:

Be it remembered, that on this 30th day of November, 2020, before me, a Notary Public in and for said County and State, personally appeared Thomas S. Jackson and Gudrun Jackson, husband and wife, the Grantors, whose identities were known or proven to me, and who did sign the foregoing instrument and acknowledged the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal.


Notary Public

My Commission Expires: _____



This Instrument Prepared By:

EDWARDS, KLEIN, ANDERSON & SHOPE, LLC
Attorneys at Law
2122 South Ninth Street
Ironton, Ohio 45638

BESTTITLE
A C C E S S I B I L E

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Description Approved for Transfer By
Vinton County Engineer's Office
By AKH Date 12/02/2020



P.R.H.

Paul R. Hutchins Surveying Services
Ohio Professional Surveyor # 8515

Telephone: 740-245-5529
3277 Tyn Rhos Road
Thurman, OH 45685

Boundary Surveys • Mortgage Surveys • Flood Determination Surveys • Topographical Surveys

Description of Survey for Gudrun Junk

Situated in the Northwest Quarter of Section 1, Township 8 North, Range 16 West, Wilkesville Township, Vinton County, State of Ohio and being more particularly described as follows:

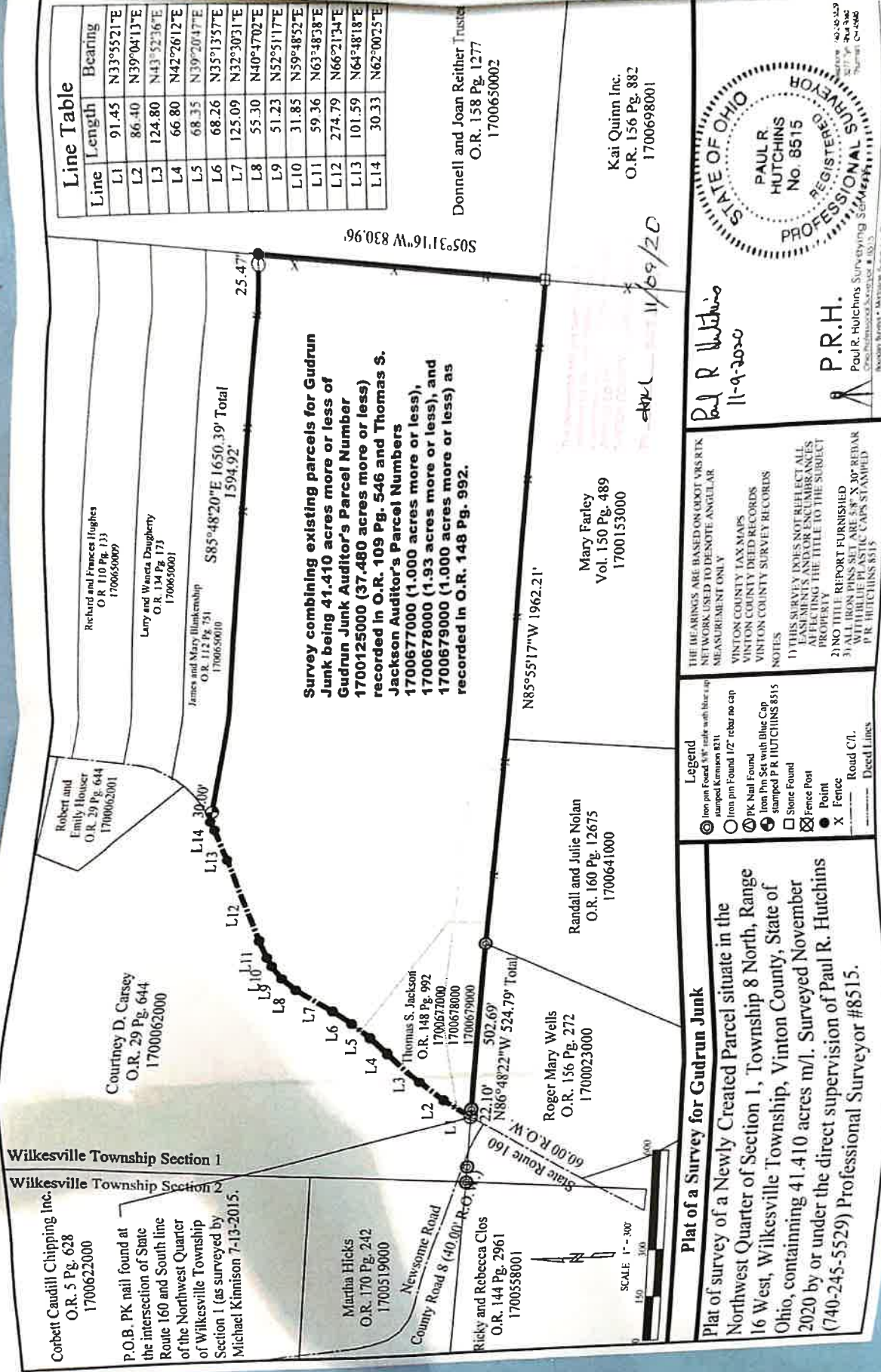
Beginning at a PK nail found at the intersection of the centerline of State Route 160 and the South line of the Northwest Quarter of Wilkesville Township Section 1 (as surveyed by Michael Kinnison 7-13-2015), said nail being a corner common to Thomas S. Jackson (O.R. 148 Pg. 992), Roger and Mary Wells (O.R. 159 Pg. 2985), and Courtney D. Carsey (O.R. 172 Pg. 2175), said nail also being the point of beginning of the Parcel herein described:

Thence (bearings are based on ODOT VRS RTK Network and used to denote angular measurement only) leaving said South line of the Northwest Quarter of Wilkesville Township Section 1 and Roger and Mary Wells with the common line of said Thomas S. Jackson and Courtney D. Carsey converging into Gudrun Junk (O.R. 109 Pg. 546), also being the centerline of said State Route 160, the following 14 bearings and distances (as labeled L1 through L14 on an attached plat hereto and being a part thereof):

- 1) North 33°55'21" East 91.45 feet to a point;
- 2) North 39°04'13" East 86.40 feet to a point;
- 3) North 43°52'36" East 124.80 feet to a point;
- 4) North 42°26'12" East 66.80 feet to a point;
- 5) North 39°20'47" East 68.35 feet to a point;
- 6) North 35°13'57" East 68.26 feet to a point;
- 7) North 32°30'31" East 125.09 feet to a point;
- 8) North 40°47'02" East 55.30 feet to a point;
- 9) North 52°51'17" East 51.23 feet to a point;
- 10) North 59°48'52" East 31.85 feet to a point;
- 11) North 63°48'38" East 59.36 feet to a point;
- 12) North 66°21'34" East 274.79 feet to a point;
- 13) North 64°48'18" East 101.59 feet to a point;
- 14) North 62°00'25" East 30.33 feet to a point, said point being a corner common to James and Mary Blankenship (O.R. 112 Pg. 751);

Thence leaving the centerline of said State Route 160 and Courtney D. Carsey with the common line of said Gudrun Junk and James and Mary Blankenship South 85°48'20" East 1650.39 feet to a point, said point being on the common line of Donnell and Joan Reither, Trustees (O.R. 158 Pg. 1277), passing through an iron pin set (all iron pin set are

Line	Length	Bearing
L1	91.45	N33°55'21"E
L2	86.40	N39°04'13"E
L3	124.80	N43°52'36"E
L4	66.80	N42°26'12"E
L5	68.35	N39°20'47"E
L6	68.26	N35°13'57"E
L7	125.09	N32°30'31"E
L8	55.30	N40°47'02"E
L9	51.23	N52°51'17"E
L10	31.85	N59°48'52"E
L11	59.36	N63°48'38"E
L12	274.79	N66°21'34"E
L13	101.59	N64°48'18"E
L14	30.33	N62°00'25"E



Survey combining existing parcels for Gudrun Junk being 41.410 acres more or less of Gudrun Junk Auditor's Parcel Number 1700425000 (37.480 acres more or less) recorded in O.R. 109 Pg. 546 and Thomas S. Jackson Auditor's Parcel Numbers 1700677000 (1.000 acres more or less), 1700678000 (1.93 acres more or less), and 1700679000 (1.000 acres more or less) as recorded in O.R. 148 Pg. 992.

Donnell and Joan Reither Trustee
O.R. 158 Pg. 1277
1700650002

Kai Quinn Inc.
O.R. 156 Pg. 882
1700698001

Mary Farley
Vol. 150 Pg. 489
1700153000

Randall and Julie Nolan
O.R. 160 Pg. 12675
1700641000

Roger Mary Wells
O.R. 156 Pg. 272
1700023000

Martha Hicks
O.R. 170 Pg. 242
1700519000

Ricky and Rebecca Cios
O.R. 144 Pg. 2961
1700558001

Courtney D. Carsey
O.R. 29 Pg. 644
1700062000

Robert and Emily Houser
O.R. 29 Pg. 644
1700062001

Richard and Frances Hughes
O.R. 110 Pg. 133
1700650009

Larry and Wanda Daugherty
O.R. 134 Pg. 173
1700650001

James and Mary Blankenship
O.R. 112 Pg. 251
1700650010

Plat of a Survey for Gudrun Junk

Plat of survey of a Newly Created Parcel situate in the Northwest Quarter of Section 1, Township 8 North, Range 16 West, Wilkesville Township, Vinton County, State of Ohio, containing 41.410 acres m/l. Surveyed November 2020 by or under the direct supervision of Paul R. Hutchins (740-245-5529) Professional Surveyor #8515.

Legend

- Iron pin found 1/2" wide with blue cap stamped Kennon 8515
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- PK Nail Found
- Iron Pin Set with Blue Cap stamped P.R. HUTCHINS 8515
- Stone Found
- Fence Post
- Point
- Fence
- Road C/L.
- Deed Lines

THE BEARINGS ARE BASED ON GDOT VRS RTK NETWORK USED TO DENOTE ANGULAR MEASUREMENT ONLY

VINTON COUNTY TAX MAPS
VINTON COUNTY DEED RECORDS
VINTON COUNTY SURVEY RECORDS

NOTES
1) THIS SURVEY DOES NOT REFLECT ALL ENCUMBRANCES AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY
2) NO TITLE REPORT FURNISHED
3) ALL METERS SET ARE 5/8" N. 30" REBAR WITH PLASTIC CAPS STAMPED P.R. HUTCHINS 8515



P.R.H.
Paul R. Hutchins Surveying Services
One Professional Accepted # 8515
Recent Bureau • Mortgage Bureau • Flood Certification Bureau • Topographical Survey

11/29/20
11/29/20

Paul R. Hutchins
11-9-2020

11/29/20

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