

TRANSFERRED
05-24-2022
This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

202200001242
Filed for Record in
MEIGS COUNTY, OHIO
HUBERT A. EASON, RECORDER
05-24-2022 At 01:35 PM
DEED 50.00
OR Book 402 Page 1280 - 1283

FEE \$ 252.00

202200001242
LSB

EXEMPT: _____
Mary T. Byer-Hill
Meigs County Auditor

GENERAL WARRANTY DEED

JOY BETH STOBART NEAL AND CHARLES O. NEAL, JR., her husband, who joins for purpose of releasing his dower interest, GRANTORS, for valuable consideration paid, grants with general warranty covenants, to JEFFREY S. DELONG AND CRYSTAL L. DELONG, for their joint lives, remainder to the survivor of them, GRANTEEES, whose tax mailing address is: 30790 BARRINGER RIDGE ROAD, PORTLAND, OHIO 45770, the following real property:

A tract or parcel of land situate in the State of Ohio, Meigs County, Lebanon Township, 65 Acre Lot No. 175, Town 2, Range 11, and being all of that same tract or parcel of land described in a deed to Joy Beth Stobart Neal, being of record in the Office of the County Recorder of Meigs County, Ohio, in Official Record Book 379, on Page 2925, further being described as Parcel No. 3, and being more particularly described as follows:

Beginning for reference at a 5/8-inch Rebar, found, at the Southwest corner of 65 Acre Lot No. 175, and being the TRUE POINT OF BEGINNING for the tract or parcel herein to be described; thence with the West line of 65 Acre Lot No. 175 for one (1) line;

N 06-52-50 E at 287.84 feet passing a 5/8-inch Rebar, found, IN ALL 619.27 FEET to a 5/8-inch Rebar, found, at the Northwest corner of the South half of 65 Acre Lot No. 175 and corner to Nancy Hunt (OR 375, Pg. 885); thence with said Hunt, Donnie Barringer (OR 239, Pg. 509), and Hazel McKelvey (OR 384, Pg. 1359) for one (1) line;

S 83-29-50 E at 395.12 feet passing a 5/8-inch Rebar, found, and at 1,089.12 feet passing a 5/8-inch Rebar, found, IN ALL 2,180.00 FEET to a 5/8-inch Rebar, found, in the East line of 65 Acre Lot No. 175; thence with 65 Acre Lot No. 175 for two (2) lines;

S 06-52-40 W 628.04 FEET to a 5/8-inch Rebar with a yellow plastic cap stamped, "J. Perkins WV 2199 OH 8581," hereinafter referred to as a Rebar, set, and being the Southeast corner of 65 Acre Lot No. 175, thence;

N 83-16-00 W at 611.16 feet passing a 5/8-inch Rebar, found, IN ALL 2,180.00 FEET to the TRUE POINT OF BEGINNING, containing 31.212 ACRES, more or less, as surveyed by Jonathan B. Perkins in July, 2021, as shown on a PLAT OF SURVEY FOR CHARLES NEAL, JR., dated the 15th day of August, 2021, attached hereto and made part of this description.

THERE IS HEREBY FURTHER CONVEYED A 50-FOOT WIDE ACCESS EASEMENT FOR THE USE OF INGRESS AND EGRESS OVER AND THROUGH THE TRACT OR PARCEL OF NANCY E. HUNT AS DESCRIBED IN OFFICIAL RECORD 375, ON PAGE 885, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8-inch Rebar, found, at the Northwest corner of the South half of 65 Acre Lot No. 175, and being the Northwest corner of the above described tract or parcel, thence;

N 06-52-50 E 37.50 FEET to a Point in the centerline of Township Road 410; thence with Township Road 410 for one (!) line;

N 58-10-50 E 64.07 FEET to a Point; thence through the tract or parcel of Nancy E. Hunt (OR 375, Pg. 885) for one (1) line;

S 06-52-50 W 77.23 FEET to a Point in the North line of the above described tract or parcel; thence with said tract or parcel for one (1) line;

N 83-29-50 W 50.00 FEET to the Point of Beginning, as shown on the said Plat of Survey for Charles Neal, Jr.

North is based on an assumed meridian, based on the South line of the 8.254 acre tract or parcel as shown on a survey by C. Thomas Smith, dated July 13, 2004, and is used to denote horizontal angles only.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

Approved by Meigs County Engineer/Tax Map Office Date 08-15-2021.

Reference Deed: Volume 379, Page 2925, Meigs County Official Records.

AUDITOR'S PARCEL NO.: 07-00694.000

The real estate above described is subject to all leases, easements, rights of way, conditions and restrictions of record.

The preparer of this instrument does not certify the accuracy of the above description, nor any property address and/or tax identification number(s) as they are provided solely for informational purposes.

EXECUTED AS OF THE DATE OF THE RESPECTIVE ACKNOWLEDGMENTS HEREOF.

Joy Beth Stobart Neal Charles O. Neal, Jr.
JOY BETH STOBART NEAL CHARLES O. NEAL, JR.

STATE OF OHIO,
COUNTY OF MEIGS, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named **JOY BETH STOBART NEAL**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 19 day of May, 2022.

Alisia Smith
Notary Public



STATE OF OHIO,
COUNTY OF MEIGS, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named **CHARLES O. NEAL, JR.**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 19 day of May, 2022.

Alisia Smith
Notary Public



THIS INSTRUMENT PREPARED BY:
MICHAEL L. BARR,
of the Law Firm of
LITTLE, SHEETS & BARR LLP
Attorneys at Law
211-213 East Second Street
Pomeroy, OH 45769.
C:/Deeds/NealtoDeLong/#9188/cw

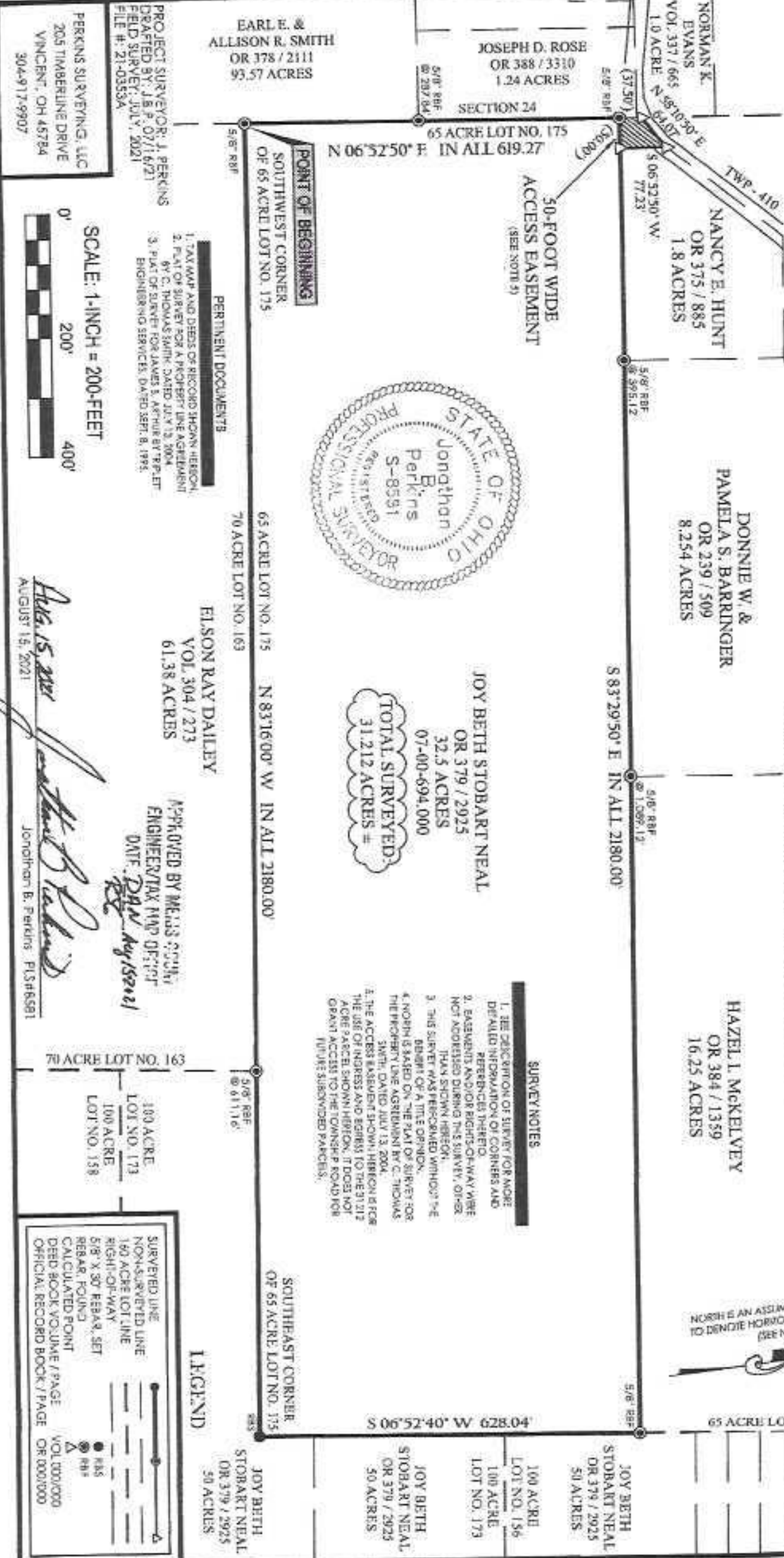
PLAT OF SURVEY FOR CHARLES NEAL, JR.

SITUATE IN THE STATE OF OHIO, MEGS COUNTY, LEBANON TOWNSHIP, 65 ACRE LOT NO. 175, TOWN 2, RANGE 11, BEING ALL OF THAT SAME TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO JOY BETH STOBART NEAL, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MEGS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 379 ON PAGE 2925, FURTHER BEING DESCRIBED AS PARCEL NO. 3.



TOTAL SURVEYED:
31,212 ACRES

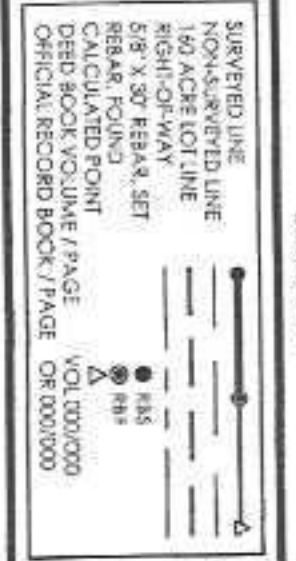
- SURVEY NOTES**
1. THE DESCRIPTION OF SURVEY FOR ABOVE DETAILED INFORMATION OF CORNERS AND PERMANENT MARKS THEREON.
 2. BASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
 4. NORTH IS BASED ON THE PLAT OF SURVEY FOR THE PROPERTY LINE AGREEMENT BY C. THOMAS SMITH, DATED JULY 13, 2004.
 5. THE ACCESS EASEMENT SHOWN HEREON IS FOR THE USE OF INGRESS AND EGRESS TO THE 31.212 ACRE PARCEL SHOWN HEREON, IT DOES NOT GRANT ACCESS TO THE TOWNSHIP ROAD FOR FUTURE SUBDIVIDED PARCELS.



- PERTINENT DOCUMENTS**
1. TAX MAP AND DEEDS OF RECORD THOMAS HERSON.
 2. PLAT OF SURVEY FOR A PROPERTY LINE AGREEMENT BY C. THOMAS SMITH, DATED JULY 13, 2004.
 3. PLAT OF SURVEY FOR JAMES S. ARCHER BY TRIPLE T ENGINEERING SERVICES, DATED SEPT. 8, 1995.

Elson Ray Dailey
AUGUST 15, 2021
Jonathan B. Perkins, PLS#6591

APPROVED BY ME: J.S. COON
ENGINEER/TAX MAP DESIGNER
DATE: *Jan 15, 2021*



PROJECT SURVEYOR: J. PERKINS
DRAFTED BY: J.B.P. 07/16/21
FIELD SURVEY: JULY, 2021
FILE #: 21-03533A

PERKINS SURVEYING, LLC
205 TIMBERLINE DRIVE
VINCENNT, OH 45784
304-917-9907