

530

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. M. Butner

11/19/18

GENERAL WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

MATTHEW GIBEAUT and STACI GIBEAUT, husband and wife, for valuable consideration paid, grant(s), with general warranty covenants, to TIMOTHY J. SHEDD, SARAH L. SHEDD, and ALICIA J. SHEDD, to have and to hold unto the said Grantees as joint tenants with right of survivorship and not as tenants in common. It being the intention of said Grantees that each of the survivorship tenants holds an equal share of the title during the joint lives of the Grantees, and each survivorship tenant has an equal right to share in the use, occupancy, and profits, and each survivorship tenant is subject to a proportionate share of the costs related to the ownership and use of the real property subject to the survivorship tenancy. It further being the intent of said Grantees that upon the death of any of the survivorship tenants, the title of the decedent shall vest proportionately in the surviving tenants as survivorship tenants until only one survivorship tenant remains alive, at which time the survivor is fully vested with title to the real property as the sole title holder. Grantees tax-mailing address is:

the following **REAL PROPERTY**:


Situated in the Township of Bloom, in the County of Morgan, in the State of Ohio, and being more particularly bounded and described in Exhibit "A" attached hereto and incorporated herein by reference.

Prior Instrument Reference: Volume 231, Page 2884, Morgan County Official Records.

Subject to taxes and assessments which are not yet due and payable and which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Executed this 8th day of NOV 2018.


MATTHEW GIBEAUT


STACI GIBEAUT

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Morgan, Township of Bloom, T-11, R-12, being a part of Matthew Gibaut OR 231 Pg. 2884, being a part of Section 12, and more particularly described as follows:

Beginning at a 5/8" IPF, capped Harkness # 6885 at the Northwest Corner of Section 12; thence along the North Line of Section 12 South 86 Degrees 43 Minutes 57 Seconds East 660.00 feet to a 5/8" IPF, capped Harkness # 6885 and the place of beginning;

Thence South 12 Degrees 23 Minutes 54 Seconds East 601.09 feet to a point in the centerline of St. Rt. 376, passing a 5/8" IPF, capped Harkness & 6885 at 577.56 feet;

Thence along said centerline on a curve to the left, having a 328.00 foot radius, the chord bears South 36 Degrees 56 Minutes 35 Seconds West 92.80 feet to a point;

Thence along said centerline South 28 Degrees 48 Minutes 37 Seconds West 59.10 feet to a point;

Thence leaving said centerline North 23 Degrees 20 Minutes 58 Seconds West 181.95 feet to an IPS, passing an IPS at 66.10 feet;

Thence North 55 Degrees 57 Minutes 03 Seconds West 397.68 feet to an IPS;

Thence North 11 Degrees 48 Minutes 10 Seconds East 70.03 feet to an IPS;

Thence North 53 Degrees 21 Minutes 21 Seconds East 426.85 feet to the place of beginning, containing 3.607 acres, more or less, subject to all legal highways and easements. *BEING SD. 17 FROM 16 - 3.607 ACRES -*

See plat attached. *#D10-004-311-2.*

Subject to St. Rt. 376 R/W.

Iron pins set are 5/8" sucker rod 30 inches long, capped KCS 7224.

Bearings are based on the North Line of Section 12 as being South 86 Degrees 43 Minutes 57 Seconds East.

This description was written from a survey made by Kevin Cannon PS 7224, October 25, 2018.

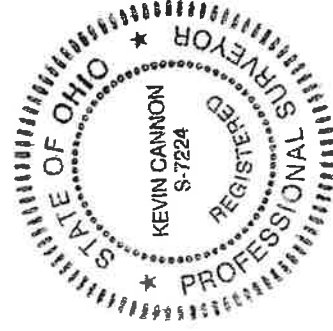
Part of Auditor's Sub. 3



KEVIN CANNON
REG. NO. 7224

10/25/18

DATE

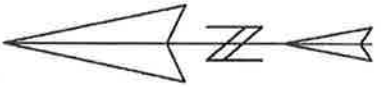


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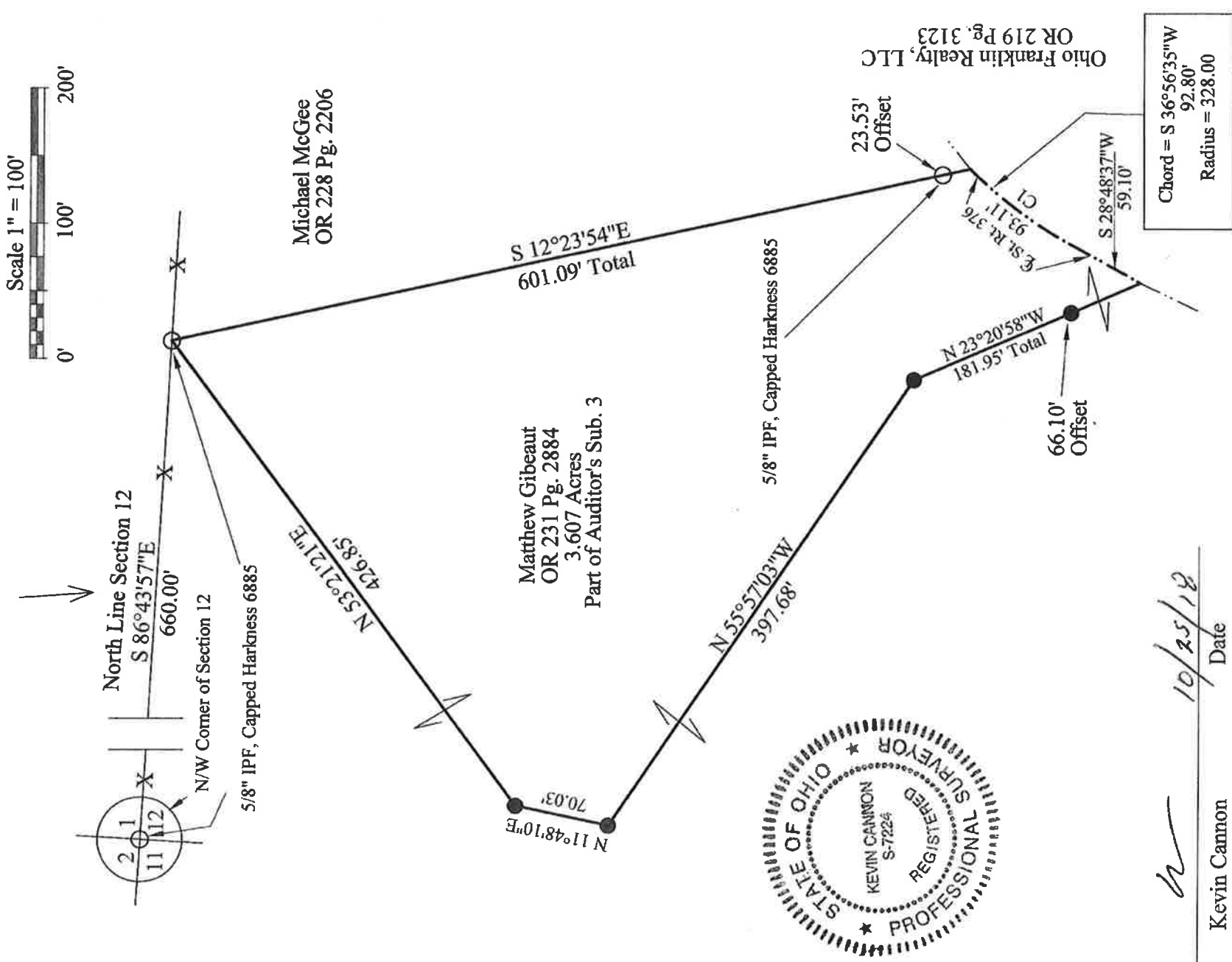
BY 
10/19/18

KEVIN CANNON SURVEYING

7945 TWP. RD. 114 NE
 New Lexington, Ohio 43764
 (740) 342-2835



Bearings shown are to an assumed meridian and are used to denote angles only.
 Data references: USGS maps, tax maps, deed description and existing monumentation.
 This survey is subject to any facts that may be disclosed by a full and accurate title search.



Kevin Cannon
 Kevin Cannon
 Reg. # 7224
 Date 10/25/18

LEGEND

- Iron Pin Set 5/8" Sucker Rod 30"
 Capped KCS # 7224
 - Iron Pin Found
 - X-X Fence
 - Basis of Bearings
- Survey for: Tim Shedd
 State: Ohio
 County: Morgan
 Township: Bloom
 T - 11, R - 12,
 Section: 12
 City or Village: N/A