

202000000080  
Filed for Record in  
JACKSON COUNTY, OHIO  
ROSE WALTERS, RECORDER  
01-07-2020 At 12:33 pm.  
WARRANTY DEED 50.00  
OR Book 144 Page 2433 - 2436

TRANSFERRED  
TRANSFER FEE 1.00  
CONVEYANCE EXAMINED  
SEC. 319-202 R.C. COMPLIED WITH

202000000080  
TALON TITLE AGENCY  
570 POLARIS PARKWAY  
STE 140  
WESTERVILLE OH 43082

JAN 07 2020  
AMT. \$ 364.00  
TIFFANY RIDGEWAY  
JACKSON COUNTY AUDITOR

Order Number: 19683802-TCM

### GENERAL WARRANTY DEED

Danny L. Waugh and Lori A. Waugh, husband and wife, of Jackson County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **CMAB, LLC, an Ohio limited liability company** whose tax mailing address is P.O. Box 301, Gallipolis, OH 45631 the following real property:

**“See Exhibit “A” attached hereto and made a part hereof....”**

Parcel Number: M240280003100 & M240280003000

Property Address: 21 West 13<sup>th</sup> Street, Wellston, Ohio 45692

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Deed Book 278, page 5, Recorder’s Office, Jackson County, Ohio.

*Mail to:*  
Talon Title Agency  
570 Polaris Parkway, Ste 140  
Westerville, Ohio 43082

Witness their hand(s) this 29 day of December, 2019.

Danny L. Waugh  
Danny L. Waugh  
Lori A. Waugh  
Lori A. Waugh

State of Ohio  
County of Franklin ss:

This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

The foregoing instrument was acknowledged before me this 29 day of December, 2019, by Danny L. Waugh and Lori A. Waugh.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Kacie D. Waugh, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Kacie D. Waugh  
Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

**File No : 19683802-TCM**

**EXHIBIT A**

Situated in the City of Wellston, County of Jackson and State of Ohio:

Being Lots Numbered Fifty Seven (57) and Fifty Eight (58) in Fluhart's Addition to the City of Wellston, Ohio, Jackson County, Ohio. Save and except the stone, coal and other minerals underlying said premises with the right to mine and remove the same.

LESS AND EXCEPT 0.035 ACRES CONVEYED IN OFFICIAL RECORD 102, PAGE 1333 AND MORE FULLY DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Jackson, T-9N., R-17W., Section 7, Milton Township, being a part of Lot 57 of the Fluhart Addition to the City of Wellston as transferred to Danny L. Waugh and Lori A. Waugh and recorded in Deed Volume 278, Page 5 (Parcel M240280003000) and being bounded and described as follows:

Beginning at an iron pin set, taken to be the northeasterly corner of said Lot 57, taken to be in the westerly line of an unnamed alley (15 feet wide), taken to be the southeasterly corner of Lot 56 as conveyed to Richard A. Harrison and Angela Harrison and recorded in Official Record Book 99, Page 1780 and being the principle Point of Beginning of this survey;

thence with a line taken to be the easterly line of said Lot 57, taken to be the westerly line of said unnamed alley, South 1 degrees 59 minutes 5 seconds West a distance of 9.55 feet to an iron pin set, taken to be in the easterly line of said Lot 57, taken to be in the westerly line of said unnamed alley;

thence with a division line through said Lot 57, North 89 degrees 55 minutes 55 seconds West a distance of 127.07 feet to an iron pin set, taken to be in the easterly line of Indiana Avenue (various widths), taken to be in the westerly line of a vacated 7' wide strip from the easterly side of said Indiana Avenue;

thence with a line taken to be the easterly line of said Indiana Avenue, taken to be the westerly line of said vacated 7' wide strip, North 1 degrees 59 minutes 5 seconds East a distance of 14.15 feet to an iron pin set, taken to be the southwesterly corner said tract as conveyed to Richard A. Harrison and Angela Harrison;

thence with a line taken to be the southerly line of said tract as conveyed to Richard A. Harrison and Angela Harrison and continuing with a line taken to be the southerly line of said Lot 56 as conveyed to Richard A. Harrison and Angela Harrison, taken to be the northerly line of said Lot 57, South 87 degrees 51 minutes 22 seconds East a distance of 127.00 feet to the Point of Beginning containing

0.035 acres (1,504.761 square feet) more or less and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced from the Jackson County Recorder's Office.

Bearings are based upon the South 1 degrees 59 minutes 5 seconds West line (NAD-83) of the easterly line of Lot 57 of the Fluhart Addition to the City of Wellston. All other bearings are from angles and distances as measured in the field. Bearings are based upon an assumed meridian and are used to denote angles only.

A survey of this property was completed March 11, 2014 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E. 2nd Street, Wellston, Ohio. Registered Surveyor Number 8231.

For Informational Purposes only:

Commonly Known As: 21 West 13th Street, Wellston, OH 45692

Tax Parcel ID: M240280003100 & M240280003000