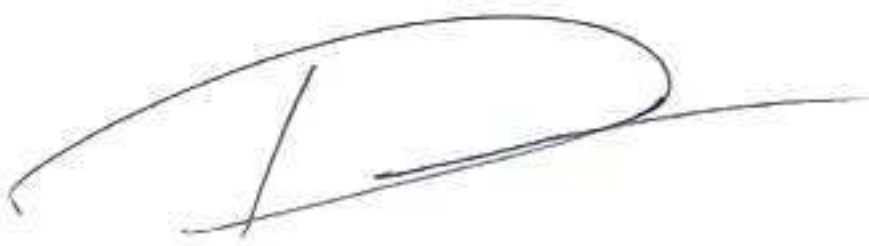


10/20/2025

Inventory

Insurance tires various sizes 152 pcs Resell value 80 per tire total \$12160.00
Assortment new bolts / nuts/ and washers Kimbell Midwest bins- resell value approx. \$6100.00
Coates 1300 tire balancer used 1 ½ yr old perfect shape approx. value \$6500.00
Coates rc55 tire machine used 1 ½ yr old perfect shape approx. value \$7000.00
Kent walk behind floor polisher works perfect approx. value \$1900.00
Oil racks and oil 6 gallon boxes approx. value \$1100.00
Misc auto/ and truck parts approx. value \$2500.00
Under lift transmission jack 2000 approx value \$ 800.00
Challenger model Sa 10 -2 post lift approx. value \$5000.00
Snap on 134A freon reclaim and fill machine approx. value \$1500.00
Speedaire w/ less 1 year old head 80 gal approx. value \$ 2500.00
Paint room supplies and equipment approx. value \$1500.00
Various work tables w/ multiple vises approx. value\$ 600.00
Refrigerator, washing machine and multiple desks and chairs approx. value \$ 600.00
And many other hoses, belts, and inventory bundle.

We stated approximately \$45000.00 in inventory to be left with building but as noted well over \$50000.00 will be left.

A large, stylized handwritten signature in black ink, appearing to be the initials 'D' or 'D' with a long horizontal stroke extending to the right.

11/3/25

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>11/3/25</u> Date	<u>[Signature]</u> Seller	<u>11-3-25</u> Date
<u>[Signature]</u> Purchaser	<u>10/3/2025</u> Date	<u>[Signature]</u> Purchaser	<u> </u> Date
<u>[Signature]</u> Agent	<u> </u> Date	<u>[Signature]</u> Agent	<u> </u> Date

Meigs County
Hubert A Eason, Recorder
Instrument 202300002008
09/13/2023 @ 09:18:24 AM
DEED
Book 407 @ Page 37-38
Pages Recorded 2
Recording Cost \$ 34.00

CHRIS JUDE

TRANSFERRED

09-13-2023 MP
This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

FEE \$ 600.00 MP

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

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, CHRISTOPHER JUDE and TIFFANY JUDE, GRANTORS, County of Meigs, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to DANNY R. MCMANIS and TERESA MCMANIS, for their joint lives, with the remainder over to the survivor of them, GRANTEES, whose tax mailing address is P.O. Box 252, Pomeroy, Ohio 45769, the following real property:

Being situated in Salem township, village of Rutland county of Meigs, & state of Ohio, section 13, township 8-n, range 15-w and also being part of an original 50.995 acres (1300155002) tract owned by Christopher Shane & Tiffany Jude in O.R. 389 pg. 3154 and being bounded and described as follows:

Beginning at a 5/8" rebar found being the N/E corner of the S/W 1/4 section 13 T-8-N R-15-W;

Thence S 33°36'49" W a distance of 1560.20' to a 5/8" rebar set being the true point of beginning;

thence with two (2) new split lines S 21°06'06" E a distance of 235.31' to a 5/8" rebar set;

thence S 62°07'40" W passing a 5/8" rebar set at 257.76' a total distance of 295.92' to a spike set in the centerline of Red Hill Road (c-65);

Thence with said red hill road for the next four (4) calls N 30°47'26" W a distance of 64.63' to a spike set;

Thence N 29°2'49" W a distance of 91.41' to a spike set;

Thence N 25°54'02" W a distance of 120.47' to a spike set;

Thence N 23°24'21" W a distance of 1.83' to a spike set;

Thence with a new split line n 69°55'34" E a distance of 327.84', to the beginning containing 1.847 acres, more or less, and being subject to all legal right of ways, easements & restrictions of record.

Bearings are based upon the S 33°36'49" E line state plane coordinate system nad 83 Ohio South.

An actual field survey was performed under the supervision of David C. Hook, registered land surveyor No. 8024, on August 20, 2023 as found in file no. LS23-069.

AUDITORS PARCEL NO.: Being a part of 13-00156000 - taxed as parcel 1300156002

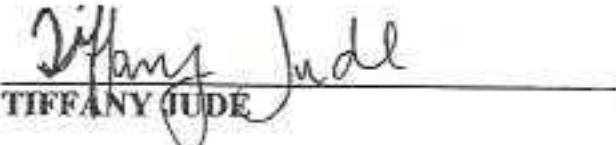
REFERENCE DEED: Volume 389, page 3154, Meigs County Official Records.

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 and does not express any opinion of title to the above described real estate.

EXECUTED this 13th day of September, 2023.


CHRISTOPHER JUDE


TIFFANY JUDE

State of Ohio,
County of Meigs, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named **Christopher Jude and Tiffany Jude**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 13th day of September, 2023.



Michelle Shupe
Notary Public
State of Ohio
My Commission Expires
May 11, 2024
Recorded in
Meigs County
2019-RE-785303


Notary Public

THIS INSTRUMENT PREPARED BY:

Trenton J. Cleland
Attorney at Law
116 Mulberry Avenue
Pomeroy, Ohio 45769
Telephone: 740-992-7101
Fax: 740-992-2428
Email: tcleland22@yahoo.com