

File# 2012-00045757

Bal/Val
MSD-02510-0002

3

DEED OF EXECUTOR, ADMINISTRATOR OR TRUSTEE
Cheri L. Updyke Hannah and Larry D. Updyke, Co-Trustees
of the Adeline H. Updyke Family Trust dated October 27,
2008
by the power conferred by said Trust
and every other power, for \$1.00 and/ other good and
valuable consideration
paid, grant(s) with fiduciary covenants to:
Cheri L. Updyke Hannah and Larry D. Updyke, Co-Trustees
of the Adeline H. Updyke Family Trust dated October 27, 2008
whose tax-mailing address is: 10120 Jamaica Road
Carlisle, OH 45005

the following REAL PROPERTY:

See "Exhibit A" attached for legal description.

Prior Instrument Reference: 08-075393 of the Deed
Records of Montgomery County, Ohio.

EXECUTED this 18th day of June, 2012.

Cheri L. Updyke Hannah
Cheri L. Updyke Hannah, Co-Trustee

Larry D. Updyke
Larry D. Updyke, Co-Trustee

STATE OF OHIO,
COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED, that on this 18th day of June,
2012, before me, the subscriber, a Notary Public in and for
said State, personally came Cheri L. Updyke Hannah and Larry
D. Updyke, Co-Trustees of the Adeline H. Updyke Family Trust
dated October 27, 2008
the Grantor(s) in the foregoing deed, and acknowledged the
signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name
and affixed my notarial seal on the day and year last aforesaid.

David E. Izor
Notary Public

DAVID E. IZOR, Attorney-At-Law
Notary Public, In and for the State of Ohio
My Commission has no Expiration Date
Section 147.03 R.C.

DSK

This instrument prepared by: Box: David E. Izor, Attorney at Law

201655

"EXHIBIT A"
Tract I

Legal Description of a 75.846 Acre Tract of Land

Ball/Val
MSA-02510-0002

Situate in Section 28, Town 2, Range 5, E., Miami Township, Montgomery County, Ohio, and being part of a 77.352 acre tract of land conveyed to Cheri L. Updyke Hannah, Co-Trustee and Larry D. Updyke, Co-Trustee by deed recorded in I.R. Deed # 08-075393 of the Montgomery County Deed Records; said tract being more particularly described as follows:

Beginning at a railroad spike found at the northwest corner of Section 28; said spike also being on the centerline of Jamaica Road and on the south line of a 19.470 acre tract of land conveyed to H. Ronald and Patricia Ann Fogle by deed recorded in Deed M.F. # 94-499D12 of the Montgomery County Deed Records; Thence S 89° 13' 01" E with said Fogle south line and the centerline of Jamaica Road and the north line of Section 28 for a distance of 448.39 feet to a ¾" iron pipe found at the true place of beginning for the herein described tract;

Thence from said true place of beginning, S 89° 13' 01" E with the aforementioned Fogle tract and its extension and also with the north line of Section 28 for a distance of 2775.15 feet (passing an iron pin set at 21.63 feet on the east right-of-way of Jamaica Road) to an iron pin set at a corner in the west line of a 100.663 acre tract of land conveyed to Fredrick D. Glander by deed recorded in Deed M.F. # 96-191C01 of the Montgomery County Deed Records; Thence S 0° 10' 57" E with said Glander west line and its extension for a distance of 1367.83 feet to a 5/8" iron pin found at the northeast corner of a 75.938 acre tract of land conveyed to JLG Investment Co., LLC by deed recorded in I.R. Deed # 09-031983 of the Montgomery County Deed Records; Thence N 89° 38' 32" W with said JLG Investment north line for a distance of 2281.56 feet to a 5/8" iron pin (cap "Burkhardt") found at the southeast corner of a 2.015 acre tract of land conveyed to Michael A. & Bethany R. Rowland by deed recorded in I.R. Deed # 12 - 015916 of the Montgomery County Deed Records;

Thence N 0° 42' 20" E with said Rowland east line for a distance of 467.70 feet to a 5/8" iron pin (cap "Burkhardt") found; Thence N 89° 25' 44" W with a new division line for a distance of 228.37 feet (passing an iron pin set at 208.09 feet on the east right-of-way of Jamaica Road to a Mag nail set on the centerline of Jamaica Road; Thence N 8° 54' 05" W with said centerline for a distance of 248.68 feet to a Mag nail set;


Thence with new division lines for the following three (3) courses:

1. N 79° 43' 35" E for a distance of 353.74 feet (passing an iron pin set at 20.00 feet on the east right-of-way of Jamaica Road) to an iron pin set;
2. N 6° 02' 14" W for a distance of 367.67 feet to an iron pin set;
3. S 78° 38' 53" W for a distance of 189.32 feet to an iron pin set at the northeast corner of a 0.969 acre tract of land conveyed to Grace B. White by deed recorded in I.R. Deed # 12 - 012242 of the Montgomery County Deed Records;

Thence S 78° 38' 53" W with said White north line for a distance of 234.00 feet (passing an iron pin set at 213.67 feet on the east right-of-way of Jamaica Road) to a Mag nail set on the centerline of Jamaica Road; Thence N 21° 37' 31" W with said centerline for a distance of 355.50 feet to the true place of beginning, containing 75.846 acres, more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, January 2012, by John T. Burkhardt, Professional Land Surveyor No. 6487. All iron pins set are 5/8" x 30" rebar capped "JTB S-6487". As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2012, Page 0055.

Basis of Bearing: Centerline of Jamaica Road ("basis of bearing" line indicated on Plat of Survey drawing), per Survey Volume 2011, Page 0306 of the Montgomery County Engineer's Record of Land Surveys (bearing N 21° 37' 31" W)
Prior Deed Reference: I.R. Deed # 08-075393


John T. Burkhardt
PLS No. 6487



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 06-05-12 FILE NO. 2012-0055

BY 

KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY, DAYTON, OHIO
DIVISION
BY S. Kelly DATE 7/18/2012
GIS MAPPING DEPARTMENT

EXCEPTION

Legal Description of a 4.037 Acre Tract of Land

Situate in Section 28, Town 2, Range 5 East, Miami Township, Montgomery County, Ohio, and being a 4.037 acre lot split from a tract of land conveyed to Cheri L. Updyke Hannah, Trustee and Larry D. Updyke, Trustee, by deed recorded in I.R. Deed #12-045757 of the Montgomery County Deed Records; said lot split being more particularly described as follows:

Beginning at 1" pipe found at the southwest corner of Section 21, said pipe also being in the centerline of Jamaica Road;

Thence along the centerline of Jamaica Road and its extension, S 89° 13' 39" E for a distance of 590.75 feet to a 1" pipe found, passing a railroad spike found the northwest corner of section line 28 at 142.36 feet, said pipe also being at the true place of beginning for the herein described tract:

Thence from said true place of beginning and continuing along said centerline extension, also along the south line of a 19.470 acre tract conveyed to H. Ronald & Patricia Ann Fogle by Deed M.F. #94-499D12 of the Montgomery County Deed Records, S 89° 13' 39" E for a distance of 811.92 feet to an iron pin set, passing an iron pin found at 21.63 feet;

Thence departing the Fogle's south line and extension of the centerline of Jamaica Road along new division lines for the following three courses;

Thence S 17° 22' 56" W for a distance of 230.54 feet to an iron pin set;

Thence N 70° 07' 29" W for a distance of 208.10 feet to an iron pin set;

Thence S 56° 23' 26" W for a distance of 224.27 feet to an iron pin found on the northeast corner of a tract conveyed to Grace B. White by deed recorded in IR Deed # 12-012242 of the Montgomery County Deed Record;

Thence along the White north line, S 78° 38' 15" W for a distance of 234.00 feet to a magnail found in the centerline of Jamaica Road, passing an iron pin found at 213.67 feet;

Thence continuing along the centerline of Jamaica Road, N 21° 38' 09" W for a distance of 355.50 feet to the true place of beginning, containing 4.037 acres, more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, October 2017, by Michael A. Novean, Professional Land Surveyor No. 8101. All iron pins set are 5/8" x 30" rebar capped "Burkhardt Engineering". As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2018, Page 24.

Basis of Bearing: Bearings are based on the centerline of Jamaica Road, taken from State Plane Coordinate System NAD83 (2011) Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network (Bearing N 21° 38' 09" W)

[Handwritten Signature]
Michael A. Novean
PLS No. 8101
6/22/18



APPROVED
NO PLAT REQUIRED
Montgomery County Planning Commission
[Handwritten Signature: Jay Wesser]
DATE 6/27/18

PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 07/02/18 FILE NO. 2018-0024

BY *[Handwritten Signature: Wayne B. Tol]*

KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY, DAYTON, OHIO
DIVISION
BY *[Handwritten Signature: S. Kelly]* DATE 7/18/2018
GIS MAPPING DEPARTMENT