

LEGAL DESCRIPTION: A tract of land located in the Northwest Quarter of Fractional Section Eight (8), Town (10) South, Range Three (3) West, Bridgewater Township, Williams County, Ohio, and more particularly described as follows:

Commencing at the intersection of County Road 7-25 and the North line of Fractional Section Eight (8), said point marked by an iron pin, thence along the North line of the Fractional Section Eight (8), (Said line also being the center line of County Road N-30 N 88 degrees 49 minutes 10 seconds W 137.00 feet to a point, said point being the true place of beginning, thence S 10 degrees 49 minutes 10 seconds E 301.30 feet to a point, thence along the North right-of-way of the Ohio Turnpike, N 68 degrees 54 minutes 19 seconds W 865.25 feet to a point, said point being on the North line of Fractional Section Eight (8), thence along said North line, S 88 degrees 49 minutes 10 seconds E 750.87 feet to a point, said point being the true place of beginning containing 2.540 acres and subject to all legal easements and highways.

Reference is made to a survey by Anthony H. Hoeffel of Bryan Engineering and Surveying, dated February 20, 1998, and recorded in Vol. 17 R, Page 137 of the Williams County Record of Surveys.

This conveyance is made subject to all legal highways, easements, zoning and governmental regulations, restrictions and conditions of record and all taxes and assessments now or hereafter a lien against the premises which the Grantees assume and agree to pay.

Being known as 7208 County Road N30, Montpelier, OH 43543

Being the same premises conveyed from Kathy Moskowitz, an unmarried woman to Kathy Moskowitz an unmarried woman and Jerry Ray Ferguson, an unmarried man in a deed dated 09/06/2011 and recorded date 09/07/2011 in Instrument Number 201100011474, Book 278 , Page 1108 of the official records.

PPN: 103-080-00-006.000

PROPERTY ADDRESS: 7208 County Road N30, Montpelier, OH 43543

PRIOR INSTRUMENT REFERENCE: 103-080-00-006.000

LEGAL DESCRIPTION APPROVED  
Williams County Engineer

8/6/2025

X *Rachael Welch*

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Rachael Welch

Signed by: Rachael Welch