

APPROVED DEED FOR DESCRIPTION  
ONLY  
BRIAN J. WISE, CO. ENGINEER P.E.P.S.  
Jaycee Hudson DEPUTY  
01-09-2016

LEGAL DESCRIPTION: THE FOLLOWING DESCRIBED PIECE OR PARCEL OF LAND, SITUATED IN THE VILLAGE OF MALVERN, COUNTY OF CARROLL AND STATE OF OHIO:

KNOWN AS BEING A PART OF THE NORTHEAST QUARTER OF SECTION NO. 19, AND PART OF THE NORTHWEST QUARTER OF SECTION NO. 20, TOWNSHIP 16, RANGE 6 IN BROWN TOWNSHIP, BEGINNING AT AN IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD, WHICH PIN IS NORTH 14 DEGREES WEST 371.58 FEET FROM THE SOUTHEAST QUARTER OF SECTION 19; THENCE NORTH 80 DEGREES 43 MINUTES EAST 329.8 FEET ALONG THE RAILROAD SOUTH RIGHT-OF-WAY; THENCE SOUTH 5 DEGREES 24 MINUTES EAST 75.2 FEET TO A 16 FOOT DRIVE; THENCE SOUTH 89 DEGREES 44 MINUTES WEST 312.3 FEET ALONG THE DRIVE; THENCE NORTH 44 DEGREES 30 MINUTES WEST 29.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.36 ACRES.

EXCEPTING THE FOLLOWING DESCRIBED PREMISES:

SITUATED IN THE VILLAGE OF MALVERN, COUNTY OF CARROLL AND STATE OF OHIO;

KNOWN AS AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 (BROWN), RANGE 6, CARROLL COUNTY, OHIO AND BEING A PART OF THE ORIGINAL 0.36 ACRE TRACT NOW OR FORMERLY OWNED BY JUDY GWEEN AS RECORDED IN DEED VOLUME 154, PAGE 186 OF THE CARROLL COUNTY RECORDER'S OFFICE. BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REFERENCE AT A MONUMENT FOUND AND USED, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 AND THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, BROWN TOWNSHIP; THENCE PROCEEDING NORTH 04 DEGREES 30 MINUTES EAST ALONG THE SECTION LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 361.22 FEET TO A POINT ON THE SOUTH LINE OF THE ORIGINAL GWEEN TRACT AND BEING THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE PROCEEDING SOUTH 89 DEGREES 07 MINUTES 30" WEST (OBSERVED), SOUTH 89 DEGREES 44 MINUTES WEST (DEED), A DISTANCE OF 116.81 FEET ALONG THE NORTH RIGHT OF WAY LINE OF PROPOSED GWEEN AVENUE TO A 3/4 INCH PIPE FOUND (BENT); THENCE NORTH 44 DEGREES 30 MINUTES WEST ALONG THE LANDS NOW OR FORMERLY OWNED BY R. SIMMONS AS RECORDED IN DEED VOLUME 195, PAGE 641 OF THE CARROLL COUNTY RECORDER'S OFFICE, A DISTANCE OF 29.20 FEET TO A 2 INCH IRON PIPE FOUND; THENCE NORTH 79 DEGREES 45 MINUTES EAST (OBSERVED), NORTH 80 DEGREES 43 MINUTES EAST (DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE TUSCARAWAS BRANCH OF THE CLEVELAND AND PITTSBURGH RAILROAD VOLUME 11, PAGE 8 A DISTANCE OF 223.00 FEET TO A 5/8 INCH BAR SET; THENCE SOUTH 05 DEGREES 58 MINUTES EAST A DISTANCE OF 57.69 FEET TO A 5/8 INCH IRON BAR SET IN THE

NORTH RIGHT-OF-WAY LINE OF PROPOSED GWEEN AVENUE; THENCE SOUTH 89 DEGREES 07 MINUTES 30" (OBSERVED), SOUTH 89 DEGREES 44 MINUTES WEST (DEED), A DISTANCE OF 88.19 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF PROPOSED GWEEN AVENUE TO THE TRUE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

THE ABOVE DESCRIBED TRACT CONTAINS 0.197 ACRES OF LAND MORE OR LESS, OF WHICH 0.99 ACRES ARE IN SECTION 19 AND 0.098 ACRES ARE IN SECTION 20.

CONTAINING AFTER THE EXCEPTION. 163 ACRES.

BEING THE SAME PROPERTY CONVEYED TO DYLLAN E. SHIRLEY FROM CARRINGTON MORTGAGE SERVICES, LLC BY THAT DEED DATED 9/19/2016 AND RECORDED 9/20/2016 IN BOOK/PAGE/INSTRUMENT NUMBER: 119/1048/201600003493 IN THE CARROLL COUNTY RECORDS.

PROPERTY ADDRESS: 405 Gween Drive, Malvern, OH 44644

PRIOR INSTRUMENT REFERENCE: Book: 119 Page: 1048

PIN: 07-0000326.000