

DESCRIPTION APPROVED

MAR 2 2026

DAVID GREEN, SCIOTO COUNTY AUDITOR

Legal Description:

SITUATED IN THE COUNTY OF SCIOTO, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF JEFFERSON, TO WIT

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2, RANGE 21, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE TRACT OF 10.49 ACRES, MORE OR LESS, DEEDED 21 JULY, 1937, BY KATE OERTEL TO WILSON WILLIAMS AND ADDA WILLIAMS, DEED BOOK 220, PAGE 116, SCIOTO COUNTY, OHIO, RECORDS OF DEEDS, SAID BEGINNING BEING ALSO AT THE SOUTHWEST CORNER OF A TRACT OF LAND HERETOFORE DEEDED BY KATE OERTEL TO CHARLES TURNER, AND SAID POINT BEING ON THE EASTERLY BANK OF A CREEK; THENCE NORTH 1 DEGREE 3 MINUTES EAST TO THE NORTHEAST CORNER OF THE 10.49 ACRE TRACT OF WHICH THIS IS A PART, AND TO THE SOUTHERLY LINE OF STATE HIGHWAY NO. 139, FOR A DISTANCE BELIEVED TO BE 785 FEET, MORE OR LESS, WHEREAS THE FORMER DEED CALLS FOR 834 FEET, IT BEING THE INTENTION OF THE PARTIES HERETO TO BEGIN AT SAID POINT EAST OF THE CREEK AND RUN TO THE SOUTHERLY LINE OF SAID HIGHWAY 139 REGARDLESS OF DISTANCE; THENCE WITH THE SOUTHERLY LINE OF SAID HIGHWAY 139, SOUTH 75 DEGREES 37 MINUTES WEST 70 FEET TO A STAKE IN THE SOUTHERLY LINE OF SAID HIGHWAY 139; THENCE LEAVING SAID HIGHWAY 139 AND RUNNING PARALLEL WITH THE AFORESAID EASTERLY LINE, SOUTH 1 DEGREE 3 MINUTES WEST TO THE EASTERLY SIDE OF A CREEK AND IN THE SOUTHERLY LINE OF THE 10.49 ACRE TRACT OF WHICH THIS IS A PART, FOR A DISTANCE BELIEVED TO BE 840 FEET, MORE OR LESS, AND IT BEING THE INTENTION OF THE PARTIES TO RUN FROM THE SOUTHERLY LINE OF HIGHWAY 139 TO THE EASTERLY SIDE OF THE CREEK, REGARDLESS OF DISTANCE; THENCE WITH ONE OF THE SOUTHERLY LINES OF SAID 10.49 ACRE TRACT OF WHICH THIS IS A PART AND RUNNING ALONG THE EASTERLY SIDE OF THE CREEK AND WITH THE MEANDERS THEREOF, NORTH 57 DEGREES 47 MINUTES EAST 3.39 FEET, MORE OR LESS, TO A STAKE IN THE EASTERLY LINE OF SAID CREEK; THENCE NORTH 52 DEGREES 39 MINUTES EAST 84.11 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. IT IS THE SPECIFIC INTENTION OF THE PARTIES HERETO TO CONVEY THE EASTERLY PART OF THE 10.49 ACRE TRACT WHICH FRONTS 70 FEET ON HIGHWAY 139,

AND WHICH IS CONTAINED BY TWO PARALLEL LINES WHICH RUN
SOUTHERLY AND TO THE REAR AND TO THE EASTERLY SIDE OF THE CREEK.

SAID PREMISES ARE ESTIMATED TO CONTAIN 1.24 ACRES, MORE OR LESS, OF
WHICH 0.434 ACRE, MORE OR LESS, IS BELIEVED TO BE IN THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 2,
RANGE 21, AND THE BALANCE OF 0.803 ACRE, MORE OR LESS, IS BELIEVED
TO BE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 1, TOWNSHIP 2, RANGE 21.

Parcel Number(s): 08-0014.00

Property Address: 7824 State Route 139, Minford, OH 45653

Prior Deed Info.: Warranty Deed
Recorded May 4, 2018
Instrument Number 2018R-2730
