

• F14-00659

RE: Landowners Christina L. Colian

-----Columbiana County Common Pleas Case No. 2014CV00129-----

Property Description:

Situated in the City of Salem, County of Columbiana and State of Ohio:

Known as and being a tract of land situated in the City of Salem, Page #10 and being Lot #1, the East half of Lot #2 and part of a 15.00-foot vacated alley (ORD. #580121-7) of Wright & Lippiatt's Addition, Plat Book #8-B, Page #156 of the Columbiana County Record of Plats, Perry Township, Township #16, Range #4, Columbiana County, State of Ohio and being more fully described as follows:

True Place of beginning being an iron pin found at the intersection of the West line of Dodge Drive and the North line of West Pershing Street and being the Southeast corner of Lot #1 of said Wright & Lippiatt's Addition;

Thence North 89 deg. 34' 49" West with the North line of said West Pershing Street and the South line of Lots #1 & #2 of said Addition a distance of 176.62 feet to an iron pin set.

Thence North 0 deg. 00' 00" West through said Lot #2 of said Addition and being the East line of land now or formerly of Amy G. Yurkovich (O.R. Volume #581, Page #96) a distance of 179.04 feet to an iron pin set in the center of a 15.00-foot vacated alley (ORD. 580121-7), as recorded in Deed Volume 1011, Page 358;

Thence South 89 deg. 35' 36" East with the center of said vacated alley and being the South line of lands now or formerly of Michael G. & Renee Greenamyre (O. R. Volume #1424, Page #355) a distance of 26.75 feet to an iron pin set,

Thence South 0 deg. 00' 00" East with the with the west line of lands now or formerly of Robert J. Handel (O.R. Volume #259, Page #924) and being the West part of Lot #972 of the Appraiser's Addition, Plat Book #5, Page #8 of the Columbiana County Record of Plats a distance of 107.49 feet to an iron pin found at the Northwest corner of Lot #1 of said Wright & Lippiatt's Addition,

Thence South 89 deg. 34' 49" East with the South line of said Handel lands and the North line of said Lot #1 a distance of 149.87 feet to a point at the Northeast Corner of said Lot #1 and on the West line of said Dodge Drive,

Thence South 0 deg. 00' 00" East with the West line of said Dodge Drive and the East line of said Lot #1 a distance of 71.56 feet to the place of beginning.

Containing in area 0.356 Acres and being subject to all legal highways, right of ways and easements.

All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744. The reference bearing of South 0 deg. 00' 00" East was assumed for Dodge Drive.

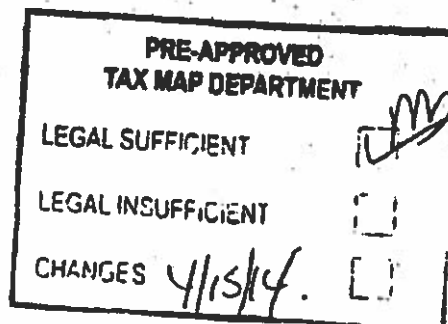
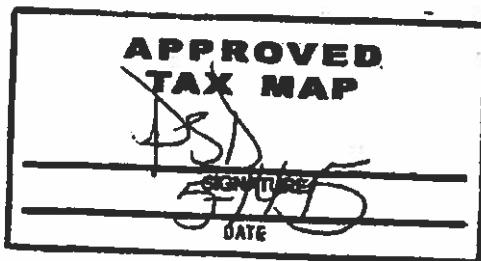
This description is based on a survey prepared by Chamberlin Surveying October 30, 2006 and intending to describe lands now or formerly of Robert C. & Brenda L. Adams (O.R. Volume #163, Page #734) and includes Lot #1, the east half of Lot #2 and part of a 15.00-foot vacated alley (ORD. #580121-7) of Wright & Lippiatt's Addition as recorded in Plat Book #8-B, Page #156 of the Columbiana County Records of Plats.

Now known as Lot 1 of the Re-plat of Wright and Lippiatt's Addition, said Replat found recorded in Plat Book Volume 24, Page 8 of Columbiana County Records.

Property Address: 922 West Pershing Street, Salem, Ohio 44460

PPN#: 5105425000

Prior Deed Reference: OR Book 1510, Page 606 on November 6, 2006



0005661327

PHILIP B HEREFORD, WASH#1687
HEREFORD & RICCARDI, PLLC
405 CAPITAL STREET, SUITE 306
CHARLESTON, WV 25301-

DEED

THIS DEED, made this 22nd day of July, 2015, by and between **HEREFORD & RICCARDI, PLLC, TRUSTEE**, party of the first part, and **THE HUNTINGTON NATIONAL BANK**, party of the second part;

WHEREAS, Hereford & Riccardi, PLLC was appointed Trustee in the place and stead of Thomas R. Ross, II by APPOINTMENT OF SUCCESSOR TRUSTEE dated April 18, 2015, of record in the Office of the Clerk of the County Commission of Randolph County, West Virginia, in Book 535, at Page 163. The Trustee, by virtue of the authority vested in it by the Deed of Trust hereinafter mentioned, did sell the real estate hereinafter described and conveyed, at which sale The Huntington National Bank became the purchaser for the sum of Twenty-Four Thousand Seven Hundred Fifty and 00/100 Dollars (\$24,750.00).

NOW, THEREFORE, THIS DEED WITNESSETH: The Trustee does hereby GRANT and CONVEY unto The Huntington National Bank that certain parcel of real estate situate in Dry Fork District, Randolph County, West Virginia, and being the same real estate conveyed by Matthew A. Genin and Stephanie L. Genin to Thomas R. Ross, II, Trustee, by Deed of Trust dated July 16, 2007, of record in the Clerk's Office in Book 430, at Page 62, which Deed of Trust was assigned by Mortgage Electronic Registration Systems, Inc. to The Huntington National Bank by ASSIGNMENT OF MORTGAGE dated October 9, 2014, of record in the Clerk's Office in Book 37, at Page 492. and bounded and described therein as follows:

All that certain parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging, containing 3.00 acres, situate in Dry Fork District, Randolph County, West Virginia, more particularly bounded and described as follows:

Beginning at the intersection of two private roadways, and being a common corner to Lots 1 and 2 of Cherry Ridge Corporation, and proceeding along the centerline of a private roadway for the following thirty-eight (38) call to a point on the southwestern corner of the tract:

S. 27° 58' 03" E., 68.87 feet; S. 35° 33' 31" E., 136.71 feet; S. 42° 31' 59" E., 48.36 feet; S. 25° 12' 54" E., 64.63 feet; S. 18° 01' 35" E., 52.22 feet; S. 08° 19' 06" E., 78.61 feet; S. 07° 52' 19" E., 74.29 feet; S. 13° 20' 39" E., 119.30 feet; S. 10° 51' 26" E., 165.24 feet; S. 11° 22' 57" E., 121.31 feet; S. 16° 21' 15" E., 140.30 feet; S. 13° 11' 22" E., 165.14 feet; S. 05° 49' 10" E., 302.57 feet; S. 09° 49' 22" W., 170.40 feet; S. 13° 06' 55" W., 91.33 feet; S. 07° 19' 46" W., 41.42 feet; S. 06° 45' 38" E., 89.92 feet; S. 08° 57' 45" W., 75.05 feet; S. 02° 55' 48" W., 84.72 feet; S. 10° 50' 31" W., 94.35 feet; S. 05° 39' 26" W., 165.64 feet; S. 00° 10' 23" E., 75.71 feet; S. 03° 25' 45" E., 95.19 feet; S. 03° 28' 19" E., 93.93 feet; S. 10° 57' 27" W., 56.30 feet; S. 06° 21' 10" W., 103.69 feet; S. 03° 19' 02" W., 102.59 feet; S. 00° 51' 46" W., 96.89 feet; S. 09° 37' 42" W., 157.24 feet; S. 13° 21' 53" W., 142.75 feet, as surveyed by P. Michael Green Licensed Professional Surveyor #1541.

This is the same property conveyed unto Matthew A. Genin and Stephanie L. Genin by deed dated July 16, 2007, of record in the Clerk's Office in Book 517, at Page 712.

The property is conveyed in an "AS IS" physical condition without any warranty, express or implied, subject to all property taxes, prior deeds, liens, reservations, encumbrances, restrictions, rights-of-ways, easements, covenants, conveyances and conditions of record in the Clerk's Office or affecting the subject property.

DECLARATION OF CONSIDERATION OR VALUE: Under the penalties of imprisonment as provided by law, the party of the first part does hereby declare that the total consideration paid for the property transferred by this document is \$24,750.00.

WITNESS the following signature and seal:

HEREFORD & RICCARDI, PLLC-TRUSTEE

By:

Philip B. Hereford
Philip B. Hereford, Member

DI GRADJ 01/23/2015
RANDOLPH County 12:05:43 PM
Instrument No 201502281
Date Recorded 09/01/2015
Document Type Deed
Pages Recorded 2
Book-Page 575-24
Recording Fee \$11.00
Transfer Tax \$110.00
Additional \$25.00

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me on this 22nd day of July, 2015, by Philip B. Hereford, a Member of HEREFORD & RICCARDI, PLLC, a West Virginia Professional Limited Liability Company, on behalf of HEREFORD & RICCARDI, PLLC.

My commission expires February 11, 2023.

WEST VIRGINIA, RANDOLPH COUNTY CLERK'S OFFICE
This instrument was this day presented to me in my office, and thereupon, together with the Certificate thereto annexed, is admitted to record.

Treasurer
Clerk

Brenda Wiseman
9-1-15

Karen S. Rooke
Notary Public

This Deed was prepared by:

Return to
Philip B. Hereford, WVSB#1687
HEREFORD & RICCARDI, PLLC
Suite 306, 405 Capitol Street
Charleston, WV 25301
Phone: (304) 346-1800

