

200400002356 ✓
Filed for Record in
WASHINGTON COUNTY, OHIO
TRACEY WRIGHT
03-10-2004 At 03:33 pm.
DEED 28.00
OR Volume 388 Page 1923 - 1924

QUIT-CLAIM DEED

Instrument Volume Page
200400002356 OR 388 1923

Know all Men by these Presents That Grantor, Chris W. Brown, single, of Washington County, Ohio, for valuable consideration paid does hereby grant to Brenda S. Huck and Christina L. Merry, their heirs and assigns, whose tax mailing address is 5310 Lowell Hill Road, Lowell, Ohio 45744, an undivided one-third interest in the following real property:

TRACT ONE: Situate in the Township of Adams, in the County of Washington and in the State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27, Cats Creek Allotment, more fully described as follows:

Beginning at a stone 258.5 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown, at Deed Book 156, Page 68; thence North 201.5 feet to a stone; thence in a line bearing North 27 deg. East 644 feet to the center of County Road; thence East along said road 183 feet; thence back to the place of beginning, containing in all 2.3 acres, more or less, there being 2.08 acres in Lot No. 27 and 0.22 acre in Lot No. 26. Grantees to have right of way on newly graded outlet from land to County Road.

Parcel Nos. 01-00484 and 01-00492.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 1624 Official Records and Volume 344, Page 568, Deed Records, Washington County, Ohio.

TRACT TWO: Situate in the Township of Adams, County of Washington and State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27 in Cats Creek Allotment, more fully described as follows:

Beginning at a stone 460 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown and recorded in Deed Book 156, Page 68; thence North 715 feet to center of County Road; thence East along center of said road 320 feet; thence back to place of beginning containing in all 2 ½ acres, more or less, in Lot No. 27. Grantee to have right of way on newly graded outlet from land to County Road.

Parcel No. 01-00496.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 1624, Official Records and Volume 240, Page 121, Deed Records, Washington County, Ohio.

Subject to all leases, easements and rights of way of record.

RESERVATION OF LIFE ESTATE. Reserving to Grantor herein, Christ W. Brown, a life estate in the above-described real property for, and during his natural life.

In Witness Whereof, the said Grantor, Chris W. Brown, has hereunto set his hand, this 3rd day of March, 2004.

Chris W. Brown

Chris W. Brown

STATE OF OHIO, WASHINGTON COUNTY, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Chris W. Brown, single, Grantor in the foregoing Quit-Claim Deed, who acknowledged that he did sign the foregoing instrument and the same is his free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Marietta, Ohio, this 3rd day of March, 2004.



Janet Dyar Welch

Notary Public

JANET DYAR WELCH, Notary Public
In and For The State of Ohio
My Commission has no Expiration date

DATE **MAR 10 2004**
BY *Robert Irvin Badger*
ROBERT IRVIN BADGER
Washington County
Engineer P. E. P. S.

TRANSFERRED NO. _____
TRANSFER FEE **7.50**
SEC. 319.202 H.C. (COMM) 47 WITH 202.02
MAR 10 2004
IN AMOUNT *EL*
WILLIAM D. MOFFETT, ALDITCH
WASHINGTON COUNTY, OHIO
BY *Janet Dyar Welch*

TRACT ONE: Situate in the Township of Adams, in the County of Washington and in the State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27, Cats Creek Allotment, more fully described as follows:

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Parcel Nos. 01-00484 and 01-00492.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 1624 Official Records and Volume 344, Page 568, Deed Records, Washington County, Ohio.

TRACT TWO: Situate in the Township of Adams, County of Washington and State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27 in Cats Creek Allotment, more fully described as follows:

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Parcel No. 01-00496.



Matthew Livengood

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

Summary

Parcel ID 010000496000
 Location Address 5310 LOWELL HILL RD
 OH
 Legal Description R9 T4 100 AC LOT 27 SE PT S OF CO RD CAT CR EX 4.3 6AC 2.50 AC
 (Note: *The Description above is not to be used on legal documents.)
 Property Class A
 Land Use 101 CASH - GRAIN OR GENERAL FARM
 Neighborhood TBD
 Acres 2.5
 Market Area 0480 TBD
 Township ADAMS TWP
 School District FORT FRYE LSD

Owners

Owner
 BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL

Mailing Address
 BROWN MARJORIE E LIF EST & BROW
 11141 ST RT 676
 VINCENT OH 45784

Land (MFCD)

Description	Acres/Frontage	Effective Frontage	Depth	Depth Factor	Actual Rate	Effective Rate	Actual Value
HS - Home Site	1	0	0	0	7950	7950	\$4,770
SA - Small Acre (TILL/PASTURE)	1.5	0	0	0	1315	1315	\$2,440
Total	2.50						\$7,210

Dwelling Information

Card	0	Total Family Rooms	0
Number of Stories	1	Plumbing	1
Split Level		Extra 3-Fixture	0
Total Living Area	1243	Extra 2-Fixture	0
Total Rooms	5	Extra Fixtures	1
Total Bedrooms	2	Fireplace Stacks	1
Total Baths	1	Fireplace Openings	1

	Basement	First Floor	Partial Upper Floor	Full Upper Floor	Attic
Square Feet	1,243	1,243			
Value	\$9,400	\$59,450			
Fireplaces		\$3,200			
Air Conditioning					
Plumbing		\$600			
Garage and Carports					
Extra Features		\$15,300			
Plaster/Drywall		X			
Paneling					
Fiberboard		X			
Unfinished					
Frame/Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet					
Concrete		X			
Tile/Linoleum					
Rooms		5			
Bedrooms		2			
Family Rooms					
Formal Dining Rooms					
Insulation					
Central Air					
Heat Pump					

Floor/Wall

Central Heat

A

Improvements

Building Number	Building Type	SHB	Condition	Area	Rate	Grade	Year Built	Replacement Value	Physical Depreciation	Functional Depreciation	Total Value
1	DWELLING	1 B F	AV	1243	0	C-2	0	\$83,110	65	0	\$27,630
2	POLE GAR	+SVM 0 24 x 30	AV	720	0		1977	\$1,100	35	0	\$610
3	POLE GAR	+SVM 0 12 x 24	FR	288	0		0	\$400	0	0	\$340
Total											\$28,580

Valuation

Assessed Year	2021
Land Value	\$10,740.00
Building Value	\$28,570.00
CAUV Value	\$0.00
Total Value (Appraised 100%)	\$39,310.00
Land Value	\$3,760.00
Building Value	\$10,000.00
CAUV Value	\$0.00
Total Value (Assessed 35%)	\$13,760.00

Current Tax Payment Information

For Current Tax Payment information, please contact the County Treasurer's office at 740-373-6623 Option 3, then Option 2.

Tax Payment History

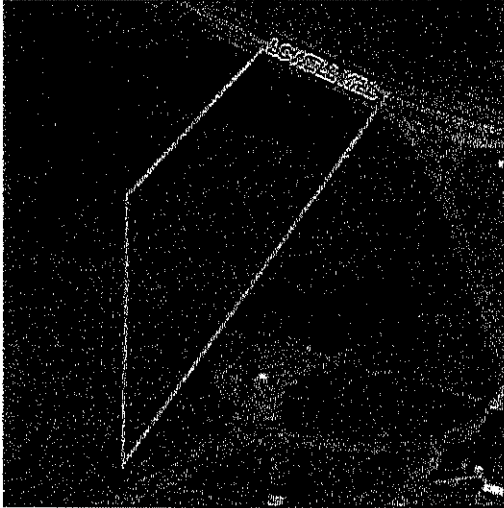
Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2021 Payable 2022	8/12/2022	100200	\$448.20
2020 Payable 2021	3/11/2021	0	\$427.30
2019 Payable 2020	3/3/2020	0	\$426.52
2018 Payable 2019	2/25/2019	0	\$393.86
2017 Payable 2018	2/5/2018	0	\$395.24
2016 Payable 2017	2/24/2017	0	\$393.90
2015 Payable 2016	2/26/2016	0	\$396.44
2014 Payable 2015	2/20/2015	0	\$399.14
2013 Payable 2014	2/6/2014	0	\$406.50
2012 Payable 2013	2/8/2013	0	\$398.72
2011 Payable 2012	2/9/2012	0	\$402.06

Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST
1001	10/9/2001	\$0	ED	BROWN MARJORIE E

Map



Sketch Record Card

[Click Here to Download Property Card with Sketch](#)

No data available for the following modules: Ag Land, Mobile Home Information.

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Version 2.3.214

Developed by
 Schneider
GEOSPATIAL



Matthew Livengood

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

Summary

Parcel ID 010000492000
 Location Address LOWELL HILL RD REAR
 LOWELL OH 45744
 Legal Description R9 T4 100 AC LOT 27 SE PT S OF CO RD CAT CR 2.08 A C
 (Note: *The Description above is not to be used on legal documents.)
 Property Class A
 Land Use 100 AGRICULTURAL VACANT LAND
 Neighborhood TBD
 Acres 2.08
 Market Area 0480 TBD
 Township ADAMS TWP
 School District FORT FRYE LSD

Owners

Owner
 BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL

Mailing Address
 BROWN MARJORIE E LIF EST & BROWN
 11141 ST RT 676
 VINCENT OH 45784

Ag Land

Soil Description	Use	Acres	Market Per Acre	Market	CAUV Per Acre	CAUV
TILL/PASTURE		2.08	\$0	\$2,470	\$1,315	\$2,740
Total				\$2,470		\$2,740

Valuation

Assessed Year	2021
Land Value	\$2,460.00
Building Value	\$0.00
CAUV Value	\$0.00
Total Value (Appraised 100%)	\$2,460.00
Land Value	\$860.00
Building Value	\$0.00
CAUV Value	\$0.00
Total Value (Assessed 35%)	\$860.00

Current Tax Payment Information

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Tax Payment History

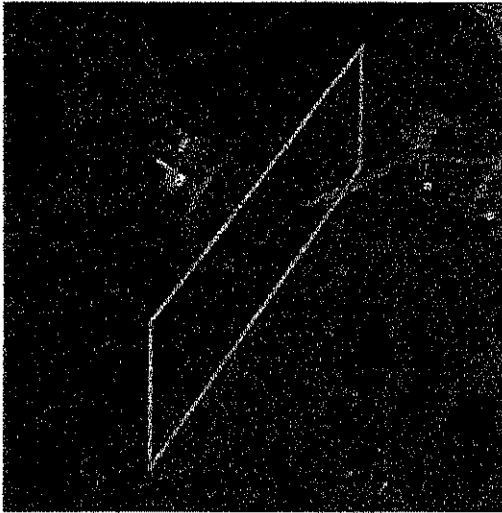
Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2021 Payable 2022	8/12/2022	100199	\$28.29
2020 Payable 2021	3/11/2021	0	\$26.98
2019 Payable 2020	3/3/2020	0	\$26.92
2018 Payable 2019	2/25/2019	0	\$23.10
2017 Payable 2018	2/5/2018	0	\$23.18
2016 Payable 2017	2/24/2017	0	\$23.14
2015 Payable 2016	2/26/2016	0	\$23.16
2014 Payable 2015	2/20/2015	0	\$23.32
2013 Payable 2014	2/6/2014	0	\$23.36
2012 Payable 2013	2/8/2013	0	\$27.12
2011 Payable 2012	2/9/2012	0	\$27.36

Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST
1001	10/9/2001	\$0	ED	BROWN MARJORIE E

Map



Sketch Record Card

[Click Here to Download Property Card with Sketch](#)

No data available for the following modules: Land (MFCD), Dwelling Information, Improvements, Mobile Home Information.

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Version 2.3.214

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 **Schneider**
GEOSPATIAL



Matthew Livengood

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

Summary

Parcel ID 010000484000
 Location Address LOWELL HILL RD
 OH
 Legal Description R9 T4 100 AC LOT 26 S PT CAT CR .22 AC
 (Note: *The Description above is not to be used on legal documents.)
 Property Class A
 Land Use 100 AGRICULTURAL VACANT LAND
 Neighborhood TBD
 Acres 0.22
 Market Area 0480 TBD
 Township ADAMS TWP
 School District FORT FRYE LSD

Owners

Owner
 BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL

Mailing Address
 BROWN MARJORIE E LIF EST & BROW
 11141 ST RT 676
 VINCENT OH 45784

Ag Land

Soil Description	Use	Acres	Market Per Acre	Market	CAUV Per Acre	CAUV
TILL/PASTURE		0.22	\$0	\$350	\$1,315	\$290
Total				\$350		\$290

Valuation

Assessed Year	2021
Land Value	\$340.00
Building Value	\$0.00
CAUV Value	\$0.00
Total Value (Appraised 100%)	\$340.00
Land Value	\$120.00
Building Value	\$0.00
CAUV Value	\$0.00
Total Value (Assessed 35%)	\$120.00

Current Tax Payment Information

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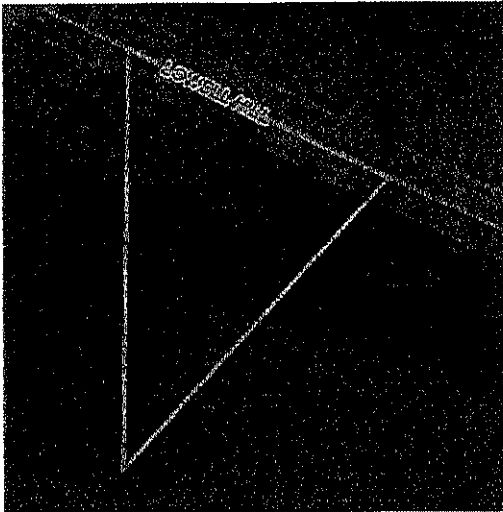
Tax Payment History

Detail:	Tax Year	Payment Date	Receipt Number	Amount Paid
	2021 Payable 2022	8/12/2022	100198	\$3.95
	2020 Payable 2021	3/11/2021	0	\$3.76
	2019 Payable 2020	3/3/2020	0	\$3.76
	2018 Payable 2019	2/25/2019	0	\$3.22
	2017 Payable 2018	2/5/2018	0	\$3.22
	2016 Payable 2017	2/24/2017	0	\$3.22
	2015 Payable 2016	2/26/2016	0	\$3.36
	2014 Payable 2015	2/20/2015	0	\$3.38
	2013 Payable 2014	2/6/2014	0	\$3.38
	2012 Payable 2013	2/8/2013	0	\$4.04
	2011 Payable 2012	2/9/2012	0	\$4.06

Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST & BROWN CHRIS W LIF EST ET AL
304	3/10/2004	\$0	QC	BROWN MARJORIE E LIF EST
1001	10/9/2001	\$0	ED	BROWN MARJORIE E

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Marjorie E. Brown

September 06, 1923 - September 13, 2020

Marjorie E. Brown, of Lowell, went to be with the Lord on September 13, 2020 at the age of 97.

She is preceded in death by her husband Charles W. Brown and siblings Gladys King, Beulah Briggs, Maurice Kraps, Oliver Gessel, Lucille Hupp, and Mary McCauley. Marjorie is survived by her son Chris H. Brown and grandchildren Micheal Heine, Brenda Huck, Christina Merry, Corinna Sievert, and Casey Brown.

A graveside service will be held at 10:30am Wednesday, September 16th at Our Lady of Mercy Catholic Cemetery, with The Rev. David Gaydosik officiating.

Memorial donations may be made to the L-A Fire & Rescue, P. O. Box 406, Lowell, OH 45744.

The Lowell Chapel of Cawley & Peoples Funeral Homes is honored to assist the Brown family, and offers on-line condolences by visiting CawleyandPeoples.com.

20040002355 ✓
Filed for Record in
WASHINGTON COUNTY, OHIO
TRACEY WRIGHT
03-10-2004 At 03:33 pm.
DEED 28.00
OR Volume 388 Page 1921 - 1922

QUIT-CLAIM DEED

Instrument 20040002355 DR Volume Page 388 1921
Know all Men by these Presents That Grantor, Marjorie E. Brown, unmarried widow, of Washington County, Ohio, for valuable consideration paid does hereby grant to Chris W. Brown, Brenda S. Huck and Christina L. Merry, his or her heirs and assigns, whose tax mailing address is 5310 Lowell Hill Road, Lowell, Ohio 45744, the following real property:

TRACT ONE: Situate in the Township of Adams, in the County of Washington and in the State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27, Cats Creek Allotment, more fully described as follows:

Beginning at a stone 258.5 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown, at Deed Book 156, Page 68; thence North 201.5 feet to a stone; thence in a line bearing North 27 deg. East 644 feet to the center of County Road; thence East along said road 183 feet; thence back to the place of beginning, containing in all 2.3 acres, more or less, there being 2.08 acres in Lot No. 27 and 0.22 acre in Lot No. 26. Grantees to have right of way on newly graded outlet from land to County Road.

Parcel Nos. 01-00484 and 01-00492.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 1624 Official Records and Volume 344, Page 568, Deed Records, Washington County, Ohio.

TRACT TWO: Situate in the Township of Adams, County of Washington and State of Ohio. Being part of 100 Acre Lot Nos. 26 and 27 in Cats Creek Allotment, more fully described as follows:

Beginning at a stone 460 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown and recorded in Deed Book 156, Page 68; thence North 715 feet to center of County Road; thence East along center of said road 320 feet; thence back to place of beginning containing in all 2 ½ acres, more or less, in Lot No. 27. Grantee to have right of way on newly graded outlet from land to County Road.

Parcel No. 01-00496.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 1624, Official Records and Volume 240, Page 121, Deed Records, Washington County, Ohio.

Subject to all leases, easements and rights of way of record.

200400002355
JANET DYAR WELCH
PICK UP

Instrument Volume Page
200400002355 DR 388 1922

RESERVATION OF LIFE ESTATE. Reserving to Grantor herein, Marjorie E. Brown, a life estate in the above-described real property for, and during her natural life.

In Witness Whereof, the said Grantor, Marjorie E. Brown, has hereunto set her hand, this 3rd day of March, 2004.

Marjorie E. Brown
Marjorie E. Brown

STATE OF OHIO, WASHINGTON COUNTY, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Marjorie E. Brown, unmarried widow, Grantor in the foregoing Quit-Claim Deed, who acknowledged that she did sign the foregoing instrument and the same is her free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Marietta, Ohio, this 3rd day of March, 2004.



Janet D. Welch
Notary Public

JANET DYAR WELCH, Notary Public
In and For The State of Ohio
My Commission has no Expiration date

DATE MAR 10 2004
BY [Signature]
ROBERT KVIN BADGER
Washington County
Engineer P.E.P.S.

TRANSFERRED NO. 750
TRANSFER FEE 1.50
SEC. 319 2021 C COMPLIED WITH 2021 C
MAR 10 2004
IN AMOUNT 4.
WILLIAM D. McFARLAND, AUDITOR
WASHINGTON COUNTY, OHIO
BY [Signature]

PROBATE COURT OF Washington COUNTY, OHIO

ESTATE OF Charles W. Brown DECEASED

Case No. 2001 ES 00425

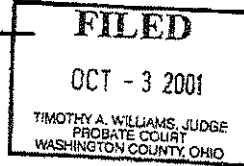
CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

Decedent died intestate.

Decedent died testate.



Decedent died on March 24, 2001 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows.

Name	Residence Address	Transferee's share of decedent's interest
<u>Marjorie E. Brown</u>	<u>Route 1, Box 92 A Lowell, Ohio 45744</u>	<u>Entire</u>

200100011171
Filed for Record in
WASHINGTON COUNTY, OHIO
TRACEY WRIGHT
10-09-2001 12:44 pm.
\$ 14.00
OR Volume 327 Page 1624 - 1625

[Complete if applicable] The real property described in this certificate is subject to a charge \$ 0.00 in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

An undivided 1/2 interest in the following:
TRACT ONE: Situate in the Township of Adams, in the County of Washington and in the State of Ohio. Being part of 100 acre Lot No. 26 and 27, Cats Creek Allotment, more fully described as follows:
Beginning at a stone 258.5 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown at Deed Book 156, Page 68; thence North 201.5 feet to a stone; thence in a line bearing North 27 deg. East 644 feet to the center of County road; thence East along said road 183 feet; thence back to the place of beginning, containing in all 2.3 acres, more or less, there being 2.08 acres in Lot No. 27 and 0.22 acres in Lot No. 26. Grantees to have right of way on newly graded outlet from land to County road. Parcel No. 01-00484 and 01-00492.

Prior Instrument Reference: Volume 344, Page 568.

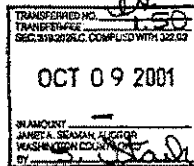
TRACT TWO: Situate in the Township of Adams, County of Washington and State of Ohio. Being part of 100 acre Lot 26 and 27 in Cats Creek Allotment, more fully described as follows:
Beginning at a stone 460 feet North from SW corner of 15 acre tract conveyed by Raleigh Mason to Charles L. Brown and recorded in Deed Book 156, Page 68; thence N. 715 feet to center of county road; thence E. along center of said road 320 feet; thence back to place of beginning containing in all 2 1/2 acres, more or less, in Lot No. 27. Grantee to have right of way on newly graded outlet from land to county road. Parcel No. 01-00496

Prior Instrument Reference: Volume 240, Page 121.

Known as Route 1, Box 92 A, Lowell, Ohio 45744

Prior Instrument Reference:

Parcel No.:



OCT 09 2001
DATE APPROVED
BY *Robert Irvin Badger*
ROBERT IRVIN BADGER
Washington County
Engineer P.E.P.S.
DESCRIPTION QUESTIONABLE
NOT ACCEPTABLE FOR TRANSFER
AGAIN IN ITS PRESENT FORM.

ISSUANCE

This Certificate of Transfer is issued this 3 day of October 2001

Timothy A. Williams
Probate Judge Timothy A. Williams

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on October 3, 2001 and kept by me as custodian of the official records of this Court.

October 3, 2001
Date

TIMOTHY A. WILLIAMS
Probate Judge Timothy A. Williams

By *Patricia Ralston*
Deputy Clerk

200100011171
TOM WEBSTER
PICK UP

2979

Vol 344 Page 505

Know All Men by These Presents:

That

CHARLES L. BROWN, Widower

of Route # 1, Lowell, Washington County, Ohio,

in consideration of One Dollar (\$1.00) and other valuable considerations, to wit: Love and Affection

to him in hand paid by CHARLES W. BROWN and Marjorie Brown

whose address is Route # 1, Lowell, Ohio

do es hereby Grant, Bargain, Sell and Convey

to the said CHARLES W. BROWN and MARJORIE BROWN

Their Acts

and assigns forever, the following described Real Estate, situate in the Township of Adams, in the County of Washington, and State of Ohio.

Being part of 100 Acre Lot No. 26 and 27, Cats Creek Allotment, more fully described as follows: To Wit: Beginning at a stone Two Hundred and Fifty-eight and one-half (258.5) feet North from Southwest corner of Fifteen (15) Acre tract conveyed by Raleigh Mason to Charles L. Brown and recorded August 17th, 1906, Deed Book No. 156 Pages 68-69, Records of Washington County, thence North Two Hundred and One and one-half (201.5) feet to a stone; thence in a line bearing North 27° East Six Hundred and Forty-four (644) feet to the center of County road; thence East along said Road One Hundred and Eighty-three (183) feet, thence back to the place of beginning, containing in all Two and Three-tenths (2.3) Acres, more or less, in Lot No. 26 and 27, Cats Creek Allotment. (Two and Eight-hundredths (2.08) Acres in Lot No. 27, and Twenty-Two Hundredths (0.22) Acres in Lot No. 26. Said Charles W. Brown to have right-of-way on newly graded outlet from his land to County road.

Being a portion of the same property conveyed by Raleigh Mason to Charles L. Brown by Warranty Deed dated May 14, 1906 and recorded August 17, 1906 at Pages 68-69, Deed Book No. 156, Records of Washington County, Ohio.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereto belonging, to said grantees,

CHARLES W. BROWN and MARJORIE BROWN

Acts and assigns forever. And the said

CHARLES L. BROWN

do es hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that he will Defend the same against all lawful claims of all persons whatsoever.

This property now under lease for Oil and Gas to the M & M Oil and Gas Associates, Pittsburgh 36, Pennsylvania.

August 15, 1963
C. W. BROWN
Washington County
Recorder

(1) Include reference to volume and page of next preceding recorded instrument through which grantor obtains title. (R.C. § 5203)

In Witness Whereof, the said

CHARLES L. BROWN, Widower

Vol. 344 Page 569

and hereby release his right and expectancy of dower to said premises, he has hereunto set his hand this 11th day of June in the year A. D. nineteen hundred and sixty-three

Signed and acknowledged in presence of us:

Spencer F. Kille
Wm. J. Francis

Charles L. Brown

State of Ohio,

County, st.

On this 11th day of June, 1963, before me, a Notary Public in and for said County, personally came

CHARLES L. BROWN

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

I witness my official signature and seal on the day last above mentioned.



Spencer F. Kille

SPENCER F. KILLE, Notary Public
My Commission Expires Dec 2, 1967

This instrument was prepared by Spencer F. Kille

Instrument Deed

From CHARLES L. BROWN

to CHARLES L. BROWN and MARJORIE BROWN

Transferred August 15, 1963
Wm. J. Francis
County Auditor

State of Ohio County, st.

Presented for record on the 15 day of Aug 1963, at 10:45

of 1 & 2 pages 16 165

Recorded August 16 1963
in Deed Book No. 594 Page 568
Spencer F. Kille
County Recorder

Spencer F. Kille
Notary Public
Cincinnati, Ohio

2998

202

1561

State of Ohio, Washington County, Ess.

True copy from the original.

Presented Aug. 15-1906 at 10:30 A.M.

Recorded Aug. 17-1906. Attest Geo. H. Bonnell, Recorder.

No. 5791
Raleigh Mason
of the County of Washington, Ohio,
do hereby certify that
Charles L. Brown

Know all Men by These presents
That I, Raleigh Mason of Washington
County, Ohio, in consideration of
two hundred and sixteen dollars
(\$216.00) and a house valued at \$250.00

to me in hand paid by Charles L. Brown do hereby Grant, bargain, sell, and convey to the said Charles L. Brown his heirs and assigns forever the following described Real Estate, situated in the Township of Adams in the County of Washington, and State of Ohio, being parts of 100 acre lots No. 25 and 27, Gate Creek Allotment

More fully bounded and described as follows: To Wit: Beginning at a stone on the south line of a twenty-eight acre tract conveyed by Joseph Mason to the said Raleigh Mason and recorded in Vol. 157, page 92, Deed records of Washington Co., Ohio, said stone being eight ^{1/2} (8 1/2) chains West of the East line of lot No. 25, thence North thirteen ^{1/2} (13 1/2) chains to the center of the County Road, thence along the center of said road S. 63° 38' W. one ^{1/2} (1 1/2) chains, N. 78° 21' W. one ^{1/2} (1 1/2) chains, N. 53° 30' W. two ^{1/2} (2 1/2) chains, N. 80° 30' W. two ^{1/2} (2 1/2) chains, N. 57° W. four ^{1/2} (4 1/2) chains to the north-west corner of said twenty-eight acre tract, thence South seventeen ^{1/2} (17 1/2) chains to a stone at the south-west corner of said tract, thence East nine ^{1/2} (9 1/2) chains to the place of beginning, containing in all fifteen ^{1/2} (15 1/2) acres, 686 acres in lot No. 27 and 818 acres in lot No. 25, Gate Creek Allotment, and all the Estate, Right, Title and Interest of the said grantor in and to said premises, to have and to hold the same, with all the privileges and appurtenances thereto belonging, to said grantee, his heirs and assigns forever. And the said Raleigh Mason does hereby covenant and warrant that the title is conveyed is clear, free and unincumbered and that he will defend the same against all lawful claims of all persons whomsoever.

In Witness Whereof, the said Raleigh Mason and Mathie Mason his wife, who hereby release her right and expectancy of dower in said premises, have hereunto set their hands, this 14th day of May, in the year A.D. nineteen hundred and Six (1906)
Signed and acknowledged } Raleigh Mason
in presence of us: G. H. Bell } Mathie Mason
G. H. Davies

State of Ohio - Washington County, ss.

On this 17th day of May, A.D. 1906, before me, a Notary Public in and for said County, personally came Raleigh Mahon and Mattie Major, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed. Witness my official signature and seal on the day last above mentioned.

{Notarial Seal}

A. D. Bell
Notary Public

State of Ohio - Washington County, ss.

A true copy from the original.
Presented Aug. 15-1906 at 2¹⁵ P.M.
Recorded: Aug. 17-1906. Attest Geo. H. Bonnell, Recorder

No. 5492
S. B. Tucker
vs.
W. V. Turner

Know all Men by these Presents, That we, S. B. Tucker and Levi Tucker, her husband of Mitchell County, State of West Virginia, in consideration of the sum of one hundred dollars (\$100.00), to be paid as is herein after set forth, by W. V. Turner, do hereby

Grant, Bargain, Sell and Convey to the said W. V. Turner, his heirs and assigns forever, the following described Real Estate, situate in the Township of Newport of Section Twelve, in the County of Washington, and State of Ohio, to wit: the undivided one-eighteenth (1/18) interest in the John Braun deceased, Estate and Land, Oil, Gas and Other Minerals and appurtenances, the said land being described as follows: S. E. 1/4 of N. E. 1/4 of Sect. 12, Township 2, Range 7, also 13 acres off the S. side of N. E. 1/4 of the N. E. 1/4 of Sect. 12, Township 2, Range 7; also the N. E. 1/4 of S. E. 1/4 of Sect. 12, Township 2, Range 7; also S. W. 1/4 of S. E. 1/4 of Sect. 12, Township 2, Range 7; also N. W. 1/4 of S. E. 1/4 of Sect. 12, Township 2, Range 7; being the whole interest of the said S. B. Tucker under and by virtue of a certain deed of conveyance, of date the 17th day of August, A. D. 1897, executed by Frank T. Braun and Cordegal Braun, his wife to S. B. Tucker and C. B. Stewart, the said deed being of record in Washington County, State of Ohio, in Deed Book No. 127, pages 453 & 454, to which said deed reference for further description is hereby made, and all the Estate, Right, Title and Interest of the said grantors in and to said premises. To have and to hold the same, with all the privileges and appurtenances thereto belonging, to said grantee, his heirs and assigns forever. All the said S. B. Tucker and Levi Tucker, her husband, do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Uncumbered, and that they will defend the same against all lawful claims of all persons whomsoever, subject to

418 ya for Assignment See Vol 228 page 583
 899 " " " " 235 pg 1
 898a " " " " 259 " 73
 741a " " " " 260 " 443
 09477 - " partial " " " 264 " 351

3124

VOL 225 PG 510

OIL AND GAS LEASE

AGREEMENT made and entered into this 27th day of September, 1979
 by and between Charles H. Bradburn & Joanne Bradburn, husband and wife

and Donald Keith Johnson, Inc. hereinafter called Lessor (whether one or more),
 hereinafter called Lessee;

1. WITNESSETH: That Lessor, for and in consideration of a rental of one dollar

Dollars (1.00) in hand paid, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained, does hereby grant unto the Lessee all of the oil and gas and all of the constituents of either in and under the land hereinafter described, together with the exclusive right to drill for, produce and market all oil and gas and their constituents and of stored gas of any kind in any formation underlying the land, and also the right to erect, install, use and maintain at all times for the purpose of drilling and operating for oil and gas, laying pipe lines, structures, machinery, power and structures, and to convey the above named products therefrom or thereon by pipe lines or otherwise; said land being situated in the District of Franklin County, Washington State of Ore

On the NORTH by lands of Muskogummi River
 On the EAST by lands of Alam, R. E. Dillman, C. D. Hopper & Patricia Hopper
 On the SOUTH by lands of Alam, R. E. Dillman, C. D. Hopper
 On the WEST by lands of Alvin R. & Gladys R. Smith

Within one year after the completion of the first well, well No 2 must be started to hold the remaining acres.

Lessee connection after separator for Gas line to dwellings. And agree to furnish line from separator to house.

containing 8.3 acres, more or less. ONE (1)

2. It is agreed that this lease shall remain in force for a term of ten (10) years from this date and as long thereafter as operations for oil or gas are being conducted on the premises, or oil or gas is found in paying quantities thereon, or any formation underlying the herein leased land is used for storage of gas as provided under paragraph 7 hereof.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipe line in which he may connect his wells the equal eighth (1/8) part of all oil produced and saved from the leased premises, and shall pay Lessor one-eighth (1/8) of the price or value of gas at the well or wells for all gas produced and sold from the premises, payable quarterly; provided, Lessee shall pay Lessor a royalty at the rate of 25% per year on each gas well while, through lack of market, gas therefrom is not sold or used on the premises, and while such royalty as paid said well shall be held to be a paying well under paragraph 2 hereof.

4. If no well is commenced on said land on or before one year from this date, this lease shall terminate as to both parties.

5. Should the first well drilled on the above described land be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of the last rental period which rental has been paid, this lease shall terminate as to both parties, unless the Lessee on or before the expiration of said twelve months shall resume the payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payments of rentals as above provided, that the last preceding paragraph hereof, governing the payment of rentals, and the aforesaid thereof, shall continue in force just as though there had been no interruption in the rental payments.

6. The Lessee shall be taken through his own appliances at any producing gas well, and agrees to pay Lessor a fair domestic rate for any gas used in excess thereof. Lessor further covenants and agrees that his taking and use of gas shall be wholly at his own risk, the Lessee and he shall be held liable for any accident or damage caused thereby, nor shall Lessee be liable for any shortage or failure in the supply of gas for said domestic use.

7. The Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and other hydrocarbons, and shall have the right-of-way necessary to store and produce therefrom, and shall pay to the Lessor a rental of the rate of \$10 per acre per year, which rental shall be paid in advance, and so long as the storage premises is made all provisions hereof shall apply.

8. The Lessee shall have the right to use any formation underlying the leased premises for the storage of gas and other hydrocarbons, and shall have the right-of-way necessary to store and produce therefrom, and shall pay to the Lessor a rental of the rate of \$10 per acre per year, which rental shall be paid in advance, and so long as the storage premises is made all provisions hereof shall apply.

9. If said Lessor owns a less interest in the above described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

10. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, any oil and water produced on said land for its operations thereon, except water from wells of Lessor. Lessee shall also have the right at any time to remove all or any part of the machinery, fixtures or structures placed on said premises including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands and when requested by Lessor, shall bury its pipe lines below plow depth.

11. The interest or estate of either party herein may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned, as to any part or parts of the above described land and the assignee or assignees of such part or parts shall fail to make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the royalty or rentals shall be binding on the Lessee until after notice to the Lessee and it has been furnished with a written transfer or assignment, or a certified copy thereof.

12. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease at any part thereof for cancellation, after which all payments and liabilities hereunder provided shall cease as to the part so surrendered, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the recorder's office of the County in which the land is located.

13. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or release any taxes, mortgages, or other liens existing, levied, or assessed on or against the above described lands, and in event it exercises such option, it shall be reimbursed the full amount of any taxes or liens so paid or released, and may reimburse itself by applying any royalty or rental accruing hereunder to the discharge of any such taxes, mortgages or other liens.

11792 - For Assignment See Vol 265 page 465
 15864 For recording of Partial Assignment See Vol 266 Page 597
 01285 For Assignment See Vol 268 Pg. 401
 07664 " " " " Bill of Sale See Vol 277 Page 570

842-2749
 11792-2749
 15864-2749
 01285-2749
 07664-2749
 11792-2749
 15864-2749
 01285-2749
 07664-2749

2189 - For Assignment See Vol 265 Page 516

14. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil or gas is produced in paying quantities.

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

16. This lease shall be binding upon each party executing same regardless of whether or not executed by all owners of the above described land or by all persons above named as "lessor", and notwithstanding the inclusion above of other names as "lessor", this term as used in this lease shall mean and refer only to such parties as execute this lease and their successors in interest.

17. Notwithstanding anything to the contrary herein stated, no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for 30 days after having received written notice by registered mail from the Lessor of his intention to declare such default.

18. Jan 17 members of area will be set aside
around 10:00 AM

19. landowners have agreed to buy well and will

20. landowners has unlimited pay for the well logs.

21. landowners have the right to purchase gas for commercial use at commodity price (to be mutual).

Witness the hands and seals of the parties hereto the day and year first above written.

Virginia B. Belden
Doris J. McKinstry

x *Chris A. Brown* (SEAL)
Janel L. Brown (SEAL)

ACKNOWLEDGEMENT

STATE OF _____ } SE.
COUNTY OF _____ }
I, _____ a Notary Public of said County, do certify that
whose name (or names) is (or are) signed to the writing above (or hereto annexed) bearing date on the _____ day of _____, 19____ has (or have) this day acknowledged the same before me, in my said County.
Given under my hand this _____ day of _____, 19____
My Commission Expires _____ Notary Public in and for said County and State

ACKNOWLEDGEMENT

STATE OF *Ohio* } SE.
COUNTY OF *Washington* }
I, the undersigned, a Notary Public in and for said County and State, do hereby
certify that *Chris M. Brown + Janel L. Brown*
to me personally known, and known to me to be the same person described in and who executed the foregoing instrument, appeared
before me this day in person and acknowledged to me that they executed the same as their
free and voluntary act, and deed, for the uses, purposes and consideration therein expressed, including the relinquishment of dower and homestead.
Given under my hand and official seal this 19th day of September, A.D. 1979
WALTER J. MCCARTHY, Notary Public
State of Ohio
My Commission Expires March 15, 1984

Prepared By *Wood Earth Leasing Inc*
311 2nd Avenue Ohio 45750

WHEN RECORDED RETURN TO:
500
Received For Record
AT 2:10 O'CLOCK A.M.
SEP 24 1979
RECORDED 24, 1979
VOL. 225 PAGE 510
RECORDER, WASHINGTON COUNTY, OHIO

This instrument was filed for record on the _____ day of _____, 19____ at _____ o'clock _____ M.
and duly recorded in Book _____ Page _____
of the _____ records of this office.
County Clerk _____ County _____

PACER Service Center

08/31/2022 11:24:26

User

Client Code

Description All Court Types Party Search
All Courts; Name huck, brenda s; Role def, dft, jdb,
jt db; Court ID OH

Results The search returned no results.

Billable 1 (\$0.10)

Pages

PACER Service Center

08/31/2022 11:25:52

User

Client Code

Description All Court Types Party Search
All Courts; Name brown, chris w; Role def, dft, jdb,
jtodb; Court ID OH

Results The search returned no results.

Billable 1 (\$0.10)

Pages

PACER Service Center

08/31/2022 11:27:21

User

Client Code

Description All Court Types Party Search
All Courts; Name merry, christina l; Role def, dft,
jdb, jtdb; Court ID OH

Results The search returned no results.

Billable 1 (\$0.10)

Pages

PACER Service Center

08/31/2022 11:28:14

User

Client Code

Description All Court Types Party Search

All Courts; Name Brown, marjorie; Role def, dft, jdb,
jtdb; Court ID OH; Page: 1

Billable

1 (\$0.10)

Pages

14. It is expressly agreed that if the Lessee shall commence mining operations at any time within this lease...

15. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements...

16. This lease shall be binding upon each party executing same regardless of whether or not executed by all owners of the above described land...

17. Notwithstanding anything to the contrary herein stated, no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein...

18. Lessor (L) number of acres will be set aside

19. Lessor (L) shall be held to pay well as well.

20. Lessor (L) has implemented for the well.

21. Lessor (L) has the right to produce gas for commercial use at a negotiated price (to be mutual).

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS: Virginia E. ... x Chris A. Brown (SEAL) ... x Janet L. Brown (SEAL)

ACKNOWLEDGEMENT

STATE OF ... COUNTY OF ... I, ... a Notary Public of said County, do certify that whose name (or names) is (or are) signed to the writing above...

ACKNOWLEDGEMENT

STATE OF Ohio COUNTY OF Washington I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Chris W. Brewer & Janet L. Brewer is me personally known and known to me to be the same person described in and who executed the foregoing instrument...

Prepared By: Good Earths Leasing Inc 312 2nd Mainville Ohio 45750

WHEN RECORDED RETURN TO: Received For Record AT 2:10 O'CLOCK A.M. SEP 24 1978 RECORDED SEP 25, 1978 VOL. 225 PAGE 510 RECORDER, WASHINGTON COUNTY, OHIO