Matt Nolan Auditor

Barney Wright Treasurer

Linda Oda Recorder

| Parcel ID | 531300033 |
|------------------|---------------------------------------|
| Property Address | 160 BINKLEY LN SPRINGBORO 45066 |
| Tax District | 1 CLEARCREEK TWP SPRINGBORO CSD |

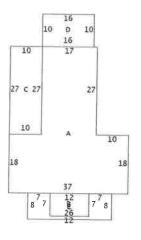
| Current Owner | LOGAN, DOROTHY C. |
|-------------------|-----------------------------|
| Legal Description | 14,7172 ACRES |
| State Use Code | 111 - C.A.U.V. GENERAL FARM |
| School District | SPRINGBORO CSD |

| Account Number | 0101664 |
|-----------------------------|---------|
| Neighborhood ID | 59002 |
| OH Public School Dist No | 8302 |
| | |

Primary Picture



Primary Sketch



Building & Last Sale Summary

| | Last Sale Amount |
|-----|---------------------|
| | Last Sale Date |
| | Owner Occupied |
| | Homestead Exemption |
| 100 | Year Built |

| \$0 | Bedrooms | | | |
|------------|-------------------------|--|--|--|
| 01/27/2014 | Exterior | | | |
| N | Above Grade Living Area | | | |
| N | Finished Basement/Attic | | | |
| 1868 | Total Living Area | | | |

VINYL / ALUM 2410 sq. ft. 0 sq. ft. 2,410sq.ft.

3

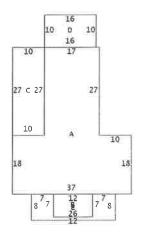
Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$155,010 | \$15,670 |
| BUILDING | \$313,900 | \$109,870 |
| TOTAL | \$468,910 | \$125,540 |
| CAUV | \$44,780 | |

531300033

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

| A FRAME FRAME | ME OPEN PORCH ME ENCLOSE PORC ME 1 STORY | 1125 84 4 270 160 124 |
|---------------|--|-----------------------------------|
|---------------|--|-----------------------------------|

| | Оссирансу |
|-------------|-------------------|
| ABOU | Construction Year |
| 100 | Remodel Year 1 |
| A PROPERTY. | Remodel Year 2 |
| Series . | Condition |
| | Constrcution Cost |
| 22 2 | Remodel Cost |
| | Foundation |
| 10 (A) | Exterior |
| TO CAME | Basement |

| 1 FAMILY UNIT |
|---------------|
| 1868 |
| 1986 |
| 0 |
| VERY POOR |
| \$0.00 |
| \$0.00 |
| STONE |
| VINYL / ALUM |
| NONE |

| Finished Basement | 0 sq. ft |
|----------------------------|------------|
| Unfinished Attic | 0 sq. ft. |
| Finished Attic/Living Area | 0 sq. ft. |
| Number of Bedrooms | 3 |
| Family/Rec Room | NO |
| Wood Fireplace | 0 |
| Gas Fireplace | 0 |
| Heating System | BASEBOARD |
| Heat Source | ELECTRICAL |
| Central Air Conditioning | NO |
| Full Baths | 2 |
| Half Baths | 0 |
| True Value | \$0,00 |

No Special Features Found

531300033

Current Owner

LOGAN, DOROTHY C.

Account Number 0101664

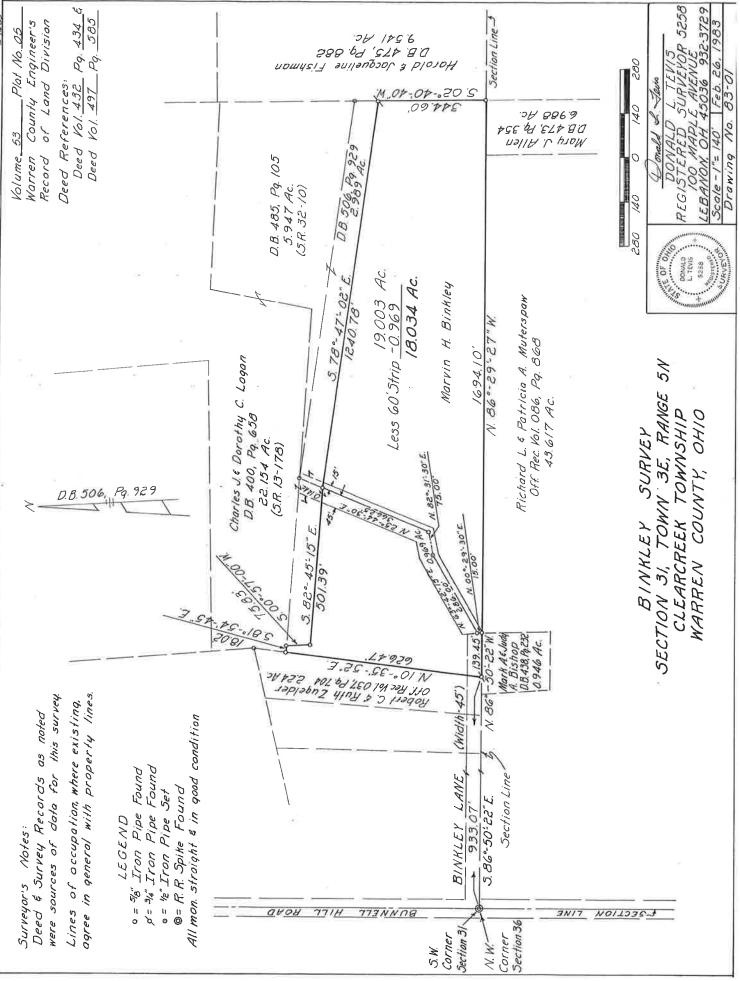
Outbuildings

| Qty | Structure | Material | Year Buill | Condition | Height Ft. | Width Ft. | Length Ft | Square Ft. | Rate | Phys Dep % | Obs % | Value |
|-----|---------------|----------|------------|-----------|------------|-----------|-----------|------------|------|------------|-------|--------------|
| 0 | POLE BUILDING | METAL | 2003 | AVERAGE | 14 | 60 | 60 | 0 | 0.00 | 10 | 0 | \$85,700.00 |
| 0 | POLE BUILDING | METAL | 2020 | AVERAGE | 24 | 76 | 80 | 0 | 0.00 | 5 | 0 | |
| 0 | POLE BUILDING | METAL | 2020 | AVERAGE | 14 | 30 | 36 | 0 | 0.00 | 5 | 0 | \$129,700.00 |
| 0 | POLE BUILDING | METAL | 2020 | AVERAGE | 30 | n | 0 | 314 | | 5 | 0 | \$29,200.00 |
| | | | =020 | | 30 | U | U | 314 | 0.00 | 5 | 0 | \$10,600.00 |

Sales History

| Sale Date | Grantor | Grantee | Consideration | Convey No. | 100 |
|---------------------------|--------------------------------------|-------------------|---------------|------------|-----|
| 01-27-2014 | LOGAN, CHARLES J. & DOROT | LOGAN, DOROTHY C. | \$0.00 | 2014-467 | |
| 08-11-2006 | LOGAN, CHARLES J. & DOROT | JOHNSTON, JOSHUA | \$0.00 | 2006-6827 | |
| 07-23- 1996 AN, CH | ARLES J &DOROTHYLOGAN, CHARLES J. 18 | \$0.00 | 1996-5033 | | |





| | \$750 | * | | | |
|---|---------------------|--|--|-----------------------|--|
| Prob. 131 C | 26074 | 53483 | MEDO GARRETT BR | OTHERS, PUBLISHERS, S | Seminarinto, Оңі |
| | E (1 | PHORATE AN MARKET | D JUVENILS COURTS I COUNTY, BRID FILED | ŧ., | 1.5 |
| et . | PROBATE COUR | T OF WARREN | COUNTY, OH | 10 - | y 2 2 |
| ESTATE OF MARVIN | H BINKLEY | H. WILL | IAH BOWERS | | DECEASE |
| Case No. 7584 | | Docket | JUDGE | Page | ٠. |
| | CI | ERTIFICATE OF TRA | NSFER OLD OS | 5-31-300-0 | 013 (18.0 |
| | | NO | | | |
| | | | | | |
| | | 3, 1982 to whom such real est | ate passed by devis | | |
| lescribed in this certifi | | 3, 1982 to whom such real est | ate passed by devis | | |
| lescribed in this certifi ollows. | | 3. 1982 to whom such real est | ate passed by devis | e, descent or el | ection are |
| lescribed in this certifi ollows. Name | cate. The persons t | Residence Address 287 Binkley L Springboro. 0 | ane | e, descent or el | erest in Rea ate so Passi ided one nterest |
| escribed in this certifications. Name Charles J. Logan | cate. The persons t | Residence Address 287 Binkley L | ane hio 45066 | e, descent or el | ection are erest in Rea ate so Passi ided one interest |
| escribed in this certifications. Name Charles J. Logan | cate. The persons t | Residence Address 287 Binkley L Springboro, O 287 Binkley L | ane hio 45066 | e, descent or el | ection are erest in Rea ate so Passi ided one interest |
| escribed in this certifications. Hame Charles J. Logan Dorothy C. Logan | cate. The persons t | Residence Address 287 Binkley L Springboro, O 287 Binkley L | ane hio 45066 ane hio 45066 | e, descent or el | ection are erest in Rea ate so Passi ided one interest |
| escribed in this certifications. Hame Charles J. Logan Dorothy C. Logan | cate. The persons t | Residence Address 287 Binkley L Springboro, O 287 Binkley L Springboro, O | ane hio 45066 ane hio 45066 | e, descent or el | ection are erest in Rea ate so Passi ided one interest |
| lescribed in this certifications. Name Charles J. Logan Dorothy C. Logan | cate. The persons t | Residence Address 287 Binkley L Springboro, O 287 Binkley L Springboro, O | ane hio 45066 ane hio 45066 | e, descent or el | ection are erest in Rea ate so Passi ided one interest |
| lescribed in this certifications. Name Charles J. Logan Dorothy C. Logan | cate. The persons t | Residence Address 287 Binkley L Springboro, O 287 Binkley L Springboro, O | ane hio 45066 ane hio 45066 | e, descent or el | erest in Real ection are a seriest in Real et so Passin ided one interest in the series ided one interest. |

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$\frac{1}{2}\$ 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.

VOR 156 PAGE 311

FORM 12.1 - CERTIFICATE OF TRANSFER

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

Situated in the County of Warren, in the State of Chio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows: Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Burnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Bink-ley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50° 22° E, a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52° E, a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45° E, a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00° W, a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15° E, a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02° E, a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27' W, a distance of 1694.10 feet to a

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed Book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29° 30° E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60-foot roadway the following three courses: N. 63° 42' 15° E. a distance of 286.00 feet to an iron pipe; N. 82° 31' 30° E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30° E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

PRIOR DEED RESPERCES: Vol. 432, Page 434 & Vol. 497, Page 585 of the Official Records of War-

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor
No. 5258. May 2, 1983

/s/ H. William Bowers

Probate Judge

AUTHENTICATION

AUTHENTICATION

Licertify that the auther document is a true copy of the original kept by me as custodian original kept by me as custodian original kept by me as custodian original kept by me as

WARREN COUNTY

156-311

PAGE 2 OF 2

Certificate of Completion

Warren County

406 Justice Drive

Lebanon, OH 45036

513.695.1000

Permit Number: 20231894



This Certificate represents an approval that is valid only when the building and its facilities are used as stated and is conditional upon all building systems being maintained and tested in accordance with the applicable Ohio Board of Building Standards rules and applicable equipment or system schedules.

Address: 160 BINKLEY LN

City/State/Zip: SPRINGBORO OHIO 45066,

Approved As: DEMOLITION

Use Group:

Occupancy Description: HOUSE DEMO

Approved plans dated 07/21/2023 indicates design

and occupancy loads.

Construction Type:

Fire Sprinkler System:

System Type:

Location:

Hazard Classification:

Storage Height:

Aisle Width:

Sprinkler System Demand:

Permit Number: 20231894

Code Used:

Stipulations, Conditions, Variances:

This approval is limited to the following portion of the Building:

The balance of the building is approved pursuant to the following dated C of Os:

Building Official

01/09/2024

Date

Matt Nolan Auditor

Barney Wright Treasurer Linda Oda Recorder

| Parcel ID | 531300034 |
|------------------|---------------------------------------|
| Property Address | 287 BINKLEY LN SPRINGBORO 45066 |
| Tax District | 1 CLEARCREEK TWP SPRINGBORO CSD |
| | |

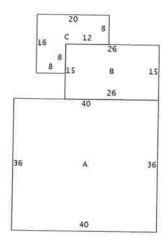
| Current Owner | LOGAN, DOROTHY C. |
|-------------------|-----------------------------|
| Legal Description | 23,2532 ACRES |
| State Use Code | 111 - C.A.U.V. GENERAL FARM |
| School District | SPRINGBORO CSD |
| | |

| Account Number | 0110833 |
|-----------------------------|---------|
| Neighborhood ID | 59002 |
| OH Public School Dist No | 8302 |
| | |

Primary Picture



Primary Sketch



Building & Last Sale Summary

| | Last Sale Amount |
|-------|---------------------|
| 774 | Last Sale Date |
| | Owner Occupied |
| | Homestead Exemption |
| N APP | Year Built |

| \$0 | Bedrooms |
|------------|-------------------------|
| 01/27/2014 | Exterior |
| Υ | Above Grade Living Area |
| Υ | Finished Basement/Attic |
| 1977 | Total Living Area |

WOOD SIDING 2160 sq. ft. 586 sq. ft. 2,746sq.ft.

2

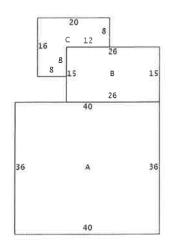
Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$219,040 | \$17,530 |
| BUILDING | \$286,970 | \$100,440 |
| TOTAL | \$506,010 | \$117,970 |
| CAUV | \$50,090 | Ψ117,570 |

531300034

Residential Building Details Building 1 of 2

Building Sketch



Sketch Details

| Α | FRAME | 1 1/2 STORY | 1440 |
|---|-------|---------------|------|
| В | FRAME | ENCLOSE PORCH | 390 |
| C | FRAME | DECK | 224 |
| | | | |

| The Royal | Оссирапсу | |
|---------------|-------------------|-----------|
| 1000 | Construction Year | ACE 10:10 |
| | Remodel Year 1 | |
| STATE | Remodel Year 2 | |
| | Condition | |
| New York | Constrcution Cost | 100 |
| ALC: N | Remodel Cost | |
| Catalana I | Foundation | E-CALES! |
| To Carrie | Exterior | |
| TO THE PERSON | Basement | |

| 1 FAMILY UNIT |
|---------------|
| 1977 |
| 0 |
| 0 |
| GOOD |
| \$0.00 |
| \$0.00 |
| CONCRETE |
| WOOD SIDING |
| FULL |

| Finished Basement | 586 sq. ft. |
|----------------------------|--------------|
| Unfinished Attic | 0 sq. ft. |
| Finished Attic/Living Area | 0 sq. ft. |
| Number of Bedrooms | 2 |
| Family/Rec Room | NO |
| Wood Fireplace | 1 |
| Gas Fireplace | 0 |
| Heating System | FORCED AIR |
| Heat Source | ELECTRICAL |
| Central Air Conditioning | YES |
| Full Baths | 2 |
| Half Baths | 0 |
| True Value | \$171,890.00 |
| | |

Special Features

No Special Features Found

Residential Building Details Building 2 of 2

Building Sketch

| | 25 | |
|----|----|----|
| 12 | В | 12 |
| | 25 | |
| | | |
| 20 | A | 20 |
| | 25 | |

Sketch Details

| A | FRAME | 1 STORY | 500 |
|---|-------|---------|-----|
| B | FRAME | 1 STORY | 300 |
| | | | |

Occupancy Construction Year Remodel Year 1 Remodel Year 2 Condition Constrcution Cost Remodel Cost Foundation Exterior Basement

| 1 FAMILY UNIT |
|---------------|
| 1993 |
| C |
| (|
| AVERAGE |
| \$0.00 |
| \$0.00 |
| CONCRETE |
| WOOD SIDING |
| NONE |

| Finished Basement |
|----------------------------|
| Unfinished Attic |
| Finished Attic/Living Area |
| Number of Bedrooms |
| Family/Rec Room |
| Wood Fireplace |
| Gas Fireplace |
| Heating System |
| Heat Source |
| Central Air Conditioning |
| Full Baths |
| Half Baths |
| True Value |
| |

0 sq. ft. 0 sq. ft. 0 sq. ft. 0 NO 0 0 HEAT PUMP ELECTRICAL YES 1 0 \$50,520.00

Special Features

No Special Features Found

Parcel ID

531300034

Current Owner

LOGAN, DOROTHY C.

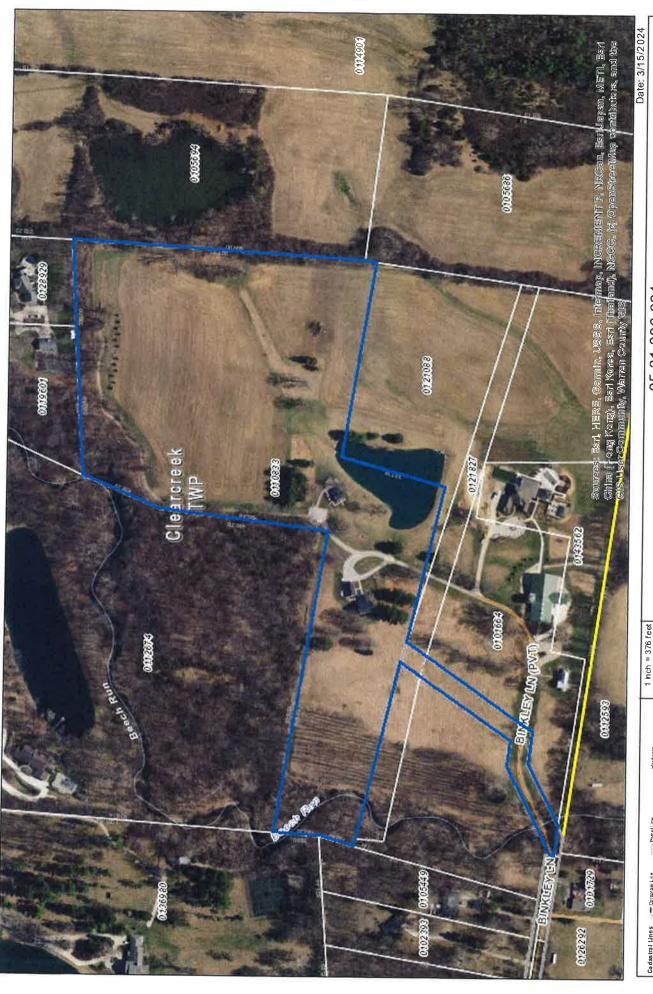
Account Number 0110833

Sales History

| Sale Date | Grantor | Cart | The state of the s | | |
|---|---------------------------|-------------------------|--|-----------|--|
| 01-27-2014 | | Grantee | Consideration | Convey No | |
| | LOGAN, CHARLES J. & DOROT | LOGAN, DOROTHY C. | \$0.00 | 2014-467 | |
| 07-23- 1996 AN, CHARLES J &DOROTHYLOGAN, CHARLES | | LISOTE ARLES J. & DOROT | \$0.00 | 1996-5033 | |

Outbuildings

| Qty | Structure | Material | Year Built | Condition | Height Ft | Width Ft. | Length Ft | Square Et | Rate | Phys Dep % | Oho 0/ | |
|-----|-----------|------------|------------|-----------|-----------|-----------|-----------|-----------|------|------------|--------|----------------------|
| 0 | GARAGE | WOOD FRAME | 1977 | AVERAGE | 0 | 24 | 40 | 0 | 0.00 | 25 | 008 % | Value \$10,900,00 |



05-31-300-034

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS.I.S. and the requester assumes the entire risk as to its quality and suitability. The provider will not be lable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, Programs or data used with or combined with the requested inform—including the cost of recovering information, programs or data.

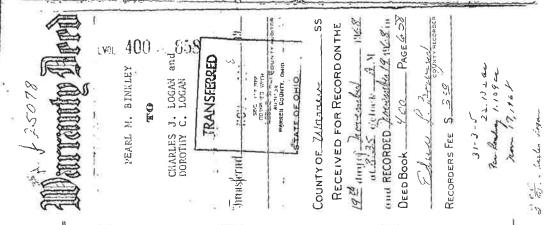
ne -- Suthivision Lat Line
Township and Range Line
Trad Line
VMS Line

ROW Unknown ---- Road ROW

Oortorale Line
 Oounty Line
 Farm Lot Line

Line Type — Fam Lot Line
— Audions Trad Line — Overpass Line
— Ovil Township Line 😂 Sutthivision Lim all other values Cadastral Lines

| | E.R IN CORNER POST | Doris A. Woodky | SCALE 1"200" | IN CORNER POST © ZRON PIPE • IRON ROD | MAP OF SURVEY PENRL M. BINKLEY PART OF SECTION 31, T3, R5N CLEME CHEEK TU, P. WARREN, COUNTY | ROY S. PURROUGHS & 4350C. PURISHER SURVEYORS 533 S. MAIN ST. PRINKLING STRIE / 2001 1346 1965 |
|---------------|---|---|---|---|--|--|
| John H. Wraht | 186° 19'C (N 83° 06'E) 386° 19'E) 388. 08.74' (B E 380.00 | 4. 1. 22.154 Acres Total 4. 22.154 Acres Total 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5 | BE:064 | Wite Sign | 817 brs. Pearl M. Binkler | 1.0 |
| | | Marita Nash | N 1°-11'E 3 S S S S S S S S S S S S S S S S S S | | La Faria | BINNES LANS 138. 4 10. 440 |



Know in 11 Men by thes

Chat

PEARL M. BINKLEY, widowed and unremarried

of the Township Clearcreck County of Warren

Grantor , in consideration of the sum of and State of Ohio

One Dollar (\$1,00) and other valuable considerations

CHARLES J. LOGAN and DOROTHY C. LOGAN, paid by husband wife, 355 South Main Street

of the Village of Springboro County of Warren

Grantee's , the receipt whereof is hereby and State of Ohio

acknowledged, do es hereby grant, bargain, sell and contrev to the soid

Grantee s

CHARLES J. LOGAN and POROTHY C. LOGAN their heirs and assigns forever, the

following Real Estate situated in the County of warren

in the State of

Ohio and in the Township

Clearcreek

and bounded and described as follows:

Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.58 feet to an iron rod; thence N 21° 04'E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 57' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet, to an iron pipe; thence with the field fence S 16° 27' K 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H, and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land

owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; then N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Ouit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio

To have and to hold said premises, with all the privileges and appartenances

thereunto belonging, to the said Grantee s

CHARLES J. LOGAN and DOROTHY C. LOGAN their heirs and assigns furver

And the said Granter

PEARL M. BINKLEY

for herself

und her

heres

de es hereby covenant with the said Granter s

CHARLES J. LOGAN and DOROTHY C. LOGAN

heirs and assigns, that she is their

limitally serzed of the premises

abores with that the said premises are Free and Clear from all Incombrances whatsoeper, excepting taxes and assessments due and payable June, 1969, and thereafter, which Grantees assume and agree to pay.

und that she

will larever Warrant and Defend the same, with the

appartenances, unto the said Grantee s

CHARLES J. LOGAN and DOROTHY C. LOGAN

their heirs and assigns

uguinst the tawful claims of all persons whomsoever .

In Witness Mherrof the said Granter

PEARL M. BINKLEY

WARREN COUNTY

D400-199 659

PAGE 2 OF 3

| | vol. 400 (860 |
|--|--|
| ############# | XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX |
| hereuntu set her han | d this 1736 day of November |
| in the year of our Lord one th | ousund ninchundred and sixty-eight (19 68) |
| Signed and arknowledged in pre | |
| Collins of the | Earl M Brough W Binkley |
| mark Jana | reari my binkity |
| 1 1 | |
| | |
| / | |
| | |
| The State of OHIO | |
| | ss. |
| WARREN U. | ounty |
| 7/1 14 7/1 | · · · · · · · · · · · · · · · · · · · |
| Be it Remembered | That on this 17th day |
| of November | A.D. 19 68 thefore me, the subscriber, |
| " Notary Public | in and for said county, personally came the |
| above named | |
| | PEARL M. BINKLEY |
| | |
| | the Grantor |
| in the foregoing Deed, and a | ncknowledged the signing of the same to be her |
| | e the uses and purposes therein mentioned. |
| | In Cestimony Wherent, I have hereunto |
| Teg | subscribed my name and affixed my afficial scat on |
| · Han That a mark in | the day and year last aforesaid. |
| Application of the state of the | Single of the |
| Ex. on. Warren Co. Plann. Commt. Co. | Notary Public . |
| 701 | by Ronald G. Logan, Attorney at Law 325 Hulman Bldg., Dayton, Chio |
| This instrument prepared t | " 325 hulman Bldg., Dayton, Chio . |
| | |
| | 5 |
| | |
| | 5) |
| | |
| | |
| | |
| RECEI TIME | |
| X (& S | CHARVI |
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WARREN COUNTY

D400-658

PAGE 3 OF 3

Matt Nolan Auditor Barney Wright Treasurer

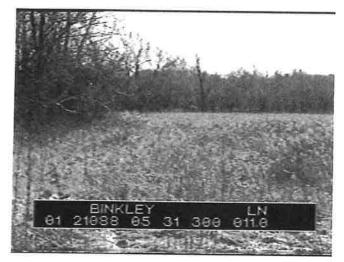
Linda Oda Recorder

| Parcel ID | 531300011 |
|------------------|---------------------------------------|
| Property Address | 0 BINKLEY LN SPRINGBORO 45066 |
| Tax District | 1 CLEARCREEK TWP SPRINGBORO CSD |
| | |

| Current Owner | LOGAN, DOROTHY C. |
|-------------------|----------------------------|
| Legal Description | 5.9470 ACRES |
| State Use Code | 110 - C.A.U.V. VACANT LAND |
| School District | SPRINGBORO CSD |

| Account Number | 0121088 |
|-----------------------------|---------|
| Neighborhood ID | 59002 |
| OH Public School Dist No | 8302 |
| | |

Primary Picture



Primary Sketch





Building & Last Sale Summary

| Las | t Sale Amount |
|-------|----------------|
| La | st Sale Date |
| Ow | ner Occupied |
| Homes | tead Exemption |
| | Year Built |

| \$0 | Bedrooms |
|------------|-------------------------|
| 01/27/2014 | Exterior |
| N | Above Grade Living Area |
| N | Finished Basement/Attic |
| | Total Living Area |

Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$51,210 | \$1,460 |
| BUILDING | \$0 | \$0 |
| TOTAL | \$51,210 | \$1,460 |
| CAUV | \$4,160 | 38 |

Current Owner

LOGAN, DOROTHY C.

Account Number 0121088

Sales History

| Sale Date Grantor 01-27-2014 LOGAN, CHARLES J. & DO 07-23-1996AN, CHARLES J & DOROTHY; LOGAN, C | Grantor | Grantee | Consideration | 1,48 Sec. 100 | Convey No | No. |
|---|-----------------------------------|------------------------------|---------------|---------------|-----------|-----|
| | LOGAN, CHARLES J. & DOROT | LOGAN, DOROTHY C. | | \$0.00 | 2014-467 | - |
| | HARLES J &DOROTHYLOGAN, CHARLES J | .I.8009ANOCHARLES J. & DOROT | | \$0.00 | 1996-5033 | |

Outbuildings

There Are No Outbuildings Associated With This Property



The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided ASIS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, Programs or data used with or combined with the requested information, programs or data.

- Civil Township Line

SECTION 31, T.3, R.S.W. CLEARCREEK THE WARREN COUNTY ENGINEERS

DEED REFERENCE

DEKO BOOK_

SCALE 1-200'

Poris A Woodley

14, 872 +7.282 Fort 22.154 Acros Total

CHARLES LOGAN, etal

NAIL IN CORNER POST

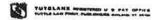
7.282 Acres, part

MARVIN H. & ESTER MAE BINKLEY

FOR TRANSFER - 5.947 A TO CHARLES LOGAN, ETAL

MARVIN H. & ESTER MAE BINKLE) ART OF SECTION 31, T3 RSN CLEAR CREEK TWP WARREN COUNTY MAP OF SURVEY

88188



Know all Menby these Presents

That, MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband and wife,

the Grantor s,

who claim title by or through instrument's recorded in Volume 143.

Pages 302 & 307, County Recorder's Office, Warren County, Ohio,

for the consideration of One Dollar (\$1.00) and other valuable

considerations received to their full satisfaction of

CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife,

, the Grantees,

whose TAX MAIL: G ADDRESS will be 355 South Main Street, Springboro, Ohio 45066,

do

Give. Grant. Bargain. Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Clearcreek, County of Warren und State of Ohio.

and being a part of Section 31,T3,R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Ester Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 Acres tract. Thence with the East line of said Binkley farm tract S 5-06' W 430.2 feet to an iron pipe in the fence line; thence S 76-23' W 1209.2 feet to an iron pipe it the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 Acres tract S 80-27' E 540 feet to a point; thence N 16-45' E 327.3 feet to a point; thence N 16-45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 Acres tract S 82-43' E 592.55 feet to the place of beginning and containing 5.947 Acres.

Prior deed reference: Vol. 143 page 302 Vol. 143 page 307

(The above description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.)

LVOL 485 PAGE 1U5

32-10 B-19-007 -49 APPROVED
WARREN COUNTY
TAX MAP DEPT.
DATE 2-/7-76

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and dargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And , MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband and wife, the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the enscaling of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all tunusbrances substances excepting taxes and assessments due and payable June, 1976, and thereafter, which Grantees assume and agree to pay.

all lawful claims and demands whatsoever And for valuable consideration release and forever quit-claim-unto-tho-said-Granter------heirs-and-assigns, In Mitness Aherenf, have hereunto set our hands, the 11 day of , in the year of our Lord one thousand nine hundred and seventy-six (1976) Before me, a Notary Public State of Ohio, in and for said County and State, personally appeared MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband the above named and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. In Cestimony Thereof I have hereunto set my hand and official seal, at Springboro, Ohio happe ble (A. D. 1976 This instrument prepared by Ronald G. Logar, Attorney at 1536 One First National Plaza, Dayton, Ohio 45402. 485 PACE 1(17

will Warrant and Beford said promises, with the appurtonances

heirs and assigns, against

thereunto belonging, to the said Grantee 8, their

Darrando Maria

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TRANSFERRED

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RECEIVED FOR RECORD ON THE 1974 day of Financial Page 1976 and RECORDED FLANKING 1976 in Deed Book 485 Page 105 Start RECORDERS FEE \$ 5.500

ATTORNEYS AT LAW
ONE IST NATIONAL PLAZA - BUTE 1838
DAYTON, OHIO 48402

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24-BZA-002 Exhibit 3I

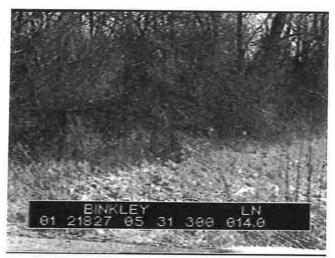


| Parcel ID | 531300014 |
|------------------|---------------------------------------|
| Property Address | 0 BINKLEY LN SPRINGBORO 45066 |
| Tax District | 1 CLEARCREEK TWP SPRINGBORO CSD |
| | |

| Current Owner | LOGAN, DOROTHY C. |
|-------------------|----------------------------|
| Legal Description | 2,9890 ACRES |
| State Use Code | 110 - C.A.U.V. VACANT LAND |
| School District | SPRINGBORO CSD |

| Account Number | 0121827 |
|-----------------------------|---------|
| Neighborhood ID | 59002 |
| OH Public School Dist No | 8302 |
| | |

Primary Picture



Primary Sketch





Building & Last Sale Summary

| Last Sale Amount |
|---------------------|
| Last Sale Date |
| Owner Occupied |
| Homestead Exemption |
| Year Built |

| \$0 | Bedrooms |
|------------|-------------------------|
| 01/27/2014 | Exterior |
| Ν | Above Grade Living Area |
| N | Finished Basement/Attic |
| | Total Living Area |

Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND | \$25,730 | \$690 |
| BUILDING | \$0 | \$0 |
| TOTAL | \$25,730 | \$690 |
| CAUV | \$1,970 | |

Parcel ID 531300014 Current Owner

LOGAN, DOROTHY C.

Account Number 0121827

Sales History

| | | Grantor | Granter Grantee | | sideration | Convey No | |
|--|--------------------------|-----------------------------------|--------------------------------|----|------------|-----------|--|
| | 01-27-2014 | LOGAN, CHARLES J. & DOROT | LOGAN, DOROTHY C. | F. | \$0.00 | 2014-467 | |
| | 07-23- 1996 AN, C | HARLES J &DOROTHYLOGAN, CHARLES . | J. LECTOPAROTHARLES J. & DOROT | | \$0.00 | 1996-5033 | |

Outbuildings

There Are No Outbuildings Associated With This Property



| astral Lines | Cadastral Lines Corporate Line | Parceltino | Hudkara | 1 inch = 376 feet | |
|------------------|---|--|-------------------------|-------------------|--|
| othervalues | all other values> County Lare | ROW Unknown Width Line Suzhvisse Ld Le | - Suthreshlates | | |
| Line Type | Farm Lot Line | Road ROW | Township and Range Line | | The provider makes no warranty or r |
| thors Tract Line | - Audios Trad Line - Overpass Line | ■ School Line | Trad Line | | Inis information is provided AS IS, a |
| Township Line | - Gwil Township Line 2000 Subdivision Limit Line Section Line | Section Line | - VMS Line | | lable for direct, indirect, incidental, |
| | | | - VocameRoad Line | | The provider shall have no liability for |

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WARKEN COUNTY COUNTY ENGINEERS 7-29-77

SECTION 31 T.3 RSW CLEARCREEK TWR

DEED REFERENCE DEED BOOK _____ PAGE.

Horold Fishman, ctal Daris A. Woodley

CHARLES LOGAN, etal

Vol. 160 p. 650 14.872 part 22.15+ Acres

5.947 A 101.485 P. 105

7.282 Acres, Part

161= ELARA WOZZ

MARVIN H. BINKLEY

FOR TRANSFER - 2.989 A. TO CHARLES LOBAN, ETAL

MARYN H. BINKLEY MARYN H. BINKLEY PART OF SECTION 31, T3, R5N CLEAR CREEK TOWNSHIP WARREN COUNTY OHIO

ROY S. BURROUGHS
REGISTERED SURVEYOR
608 E FOURTH ST FRAM
SCORE: FROM

24-BZA-002 Exhibit 4E

That MARVIN H. BINKLEY, a widower not remarried

of Springboro, Warren County, Ohio, in consideration of One Dollar (\$1.00) and other valuable considerations of Springboro, Warren

in hand paid by CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife whose address is 287 Binkley Lane, Springboro, Ohio 45066 do hereby Grant, Bargain, Sell and Convey to the said Charles J. LOGAN and DOROTHY C. LOGAN

their heirs and assigns forever, the following described Real Estate, situate in the Township Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31, T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the center line of Binkley Lane extended; thence S 76° 23' E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line; thence with the east line of tract N 5° 06' E 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977

Last Transfer. Deed Record Volume | 143 | Page | 30 2

and all the Estate, Eight. Gitls and Interest of the said granter in and to said premises; Is have and to hald the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their heirs and assigns forever.

Marvin H. Binkley

hereby Covenant and Barrant that the title so conveyed is Clear, Free and Maintambered, and that he will Belend the same against all lawful claims of all persons whomsoever.

wn 506 Pate 929

val 506 mae 930

In Witness Whereaf, the said MARVIN H. BINKLEY

| hereunto set | his hand I.D. nineteen | , this hundred and s | eventy seven | ax monthly resonated monthly in | |
|---|--|--|---|--|--|
| On this | 20th day of | July | 4 D 1977 hefor | www.anotawa.nuhli | ic |
| acknowledged B itness | the signing th my official si | grature and sec | is voluntary a | et and deed. st above mentioned. | |
| No reside erected o of the Pl is not to acreage w | ential, indus on the parcel anning Autho be conveyed without appro | trial or comme hereby convey rity having ju- separately for | ercial structu yed without pr urisdiction. rom the grante | re may be ior approval This parcel | 850 |
| Reproved Dista By Fall 2 of Ex. Dir. Warren Co. | Regional Plann, Camp | , | 990 | | |
| ł | ent prepared l | First Natio | onal Plaza, Da | y at Law, 1536 One yton, Ohio 45402 | ε |
| TARE THE TARE | TOTALLE | Junsternd 3, C-0 Junsternd 423 12 1977 19 | RECEIVED AND RECORDED | 1/26/17 AUG 12 19714 8:22 PM FEE 500 L. BOWER WARREN COUNTY RECORDER, LEWISON, ONE 31-3-5 37-3-5 | 5.00 El Charles S. Foyand |
| | This convenience of the Plais not to acreage will in the properties. This instrum This instrum This instrum | Assoberedense hereunto set his hand in the year A. D. nineteen Signed and acknowledged in Signed and acknowledged in and acknowledged the signing the Mitness my official significant and for said County, per acknowledged the signing the Mitness my official significant and to be conveyed acreage without appropriate without appropriate of the Planning Authous not to be conveyed acreage without appropriate of the Planning Authous Planning Authority Planning Plan | This conveyance is a transfer between the Planning Authority having is not to be conveyed separately fraction. No PAR RECURSED Appropriate of the Planning Authority having jurisdiction. Part of the Planning Authority having jurisdiction. Print Planning Authority having jurisdiction. | This conveyance is a transfer between adjoining No residential, industrial or commercial structure erected on the parcel hereby conveyed without profite large without approval of the Planning Authority having jurisdiction. NO PLAR REQUIRED Appropriate First National Plaza, Da | Annual State of County, personally came Harvin H. Binkley State of Chis. On this 200 day of July in and for said County, personally came Harvin H. Binkley the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed. Bitness my official signature and seal on the day last above mentioned. This conveyance is a transfer between adjoining lot owners. No residential, industrial or commercial structure may be erected on the parcel hereby conveyed without prior approval of the Planning Authority having jurisdiction. This instrument prepared by Ronald G. Logan, Attorney at Law, 1536 One First National Plaza, Dayton, Ohio 45402 |

THANSFER NOT NECESSARY MATT NOLAN, AUDITOR WARREN COUNTY, OHIO

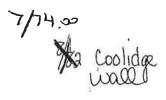
NOV - 7 2022 MATT NOLAN AUDITOR, WARREN CO. OHIO



LINDA ODA WARREN COUNTY RECORDER

2022-034146

TOD AFF 11/07/2022 02:49:10 PM REC FEE: 74.00 PGS: 7 PIN:



TRANSFER ON DEATH DESIGNATION AFFIDAVIT [O.R.C. Section 5302.22]

STATE OF OHIO, COUNTY OF MONTGOMERY) SS:

DOROTHY C. LOGAN, being first duly sworn according to law, states as follows:

1. That Affiant, widowed and unremarried, is the owner of record of the following real property located at 287 Binkley Lane, Springboro, Ohio 45066, as recorded at Book 1253, Page 66 and 2014-002247 of the Deed Records of Warren County, Ohio:

See Exhibits A and B attached hereto and made a part hereof.

- 2. That title of record to the above property is held by Affiant as follows:
 - X Sole Owner
 - ____ Tenant(s) in Common
 - ____ Tenant(s) in Survivorship
 - ____ Tenants by the Entireties
- 3. That Affiant hereby designates the entire undivided interest in the property held by Affiant for transfer on death to the persons named below, as transfer on death beneficiaries, to receive the title of Affiant upon her death as follows:

| Name of Beneficiary | Undivided Interest of Affiant | Type of Tenancy | |
|---------------------|-------------------------------|------------------|--|
| a. Amy Brown | one-half (1/2) | Tenant-in-common | |
| b. Joshua Johnston | one-half (1/2) | Tenant-in-common | |

4. This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Dorothy C. Logan DOROTHY C. LOGAN

Sworn to and subscribed in my presence by the said DOROTHY C. LOGAN this day of Avgvst, 2022.

Notary Public

MARK A. WINWOOD NOTARY PUBLIC • STATE OF OHIO My commission expires Nov. 2, 2023



This instrument prepared by: Jeffrey A. Winwood, Attorney at Law, Coolidge Wall Co., LPA, 33 W. First Street, Suite 600, Dayton, Ohio 45402; Telephone: 937-223-8177; Fax: 937-223-6705

w:\wdox\client\000214\00100\01306298.docx

EXHIBIT A

PARCEL I:

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:

Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane, a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.3874 acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 acres. Of this amount 0.022 acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction to have a width of 60 feet. Beginning at an iron pipe in the intersection of the centerline of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above-described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143,

WARREN COUNTY

2022-034146

PAGE 3 OF 7

page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, Page 307, of the Deed Records of Warren County, Ohio.

Excepting from the 1.109 acre parcel, 0.0098 acre contained within the 3.2796 acre parcel described in Exhibit B attached hereto, leaving a remainder of 1.0992 acres.

PPN: 05-31-300-034



PARCEL II:

Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 acres tract. Thence with the East line of said Binkley farm tract S 5° 06' W 430.2 feet to an iron pipe in the fence line; thence S 76° 23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 acres tract S 80° 27' E 540 feet to a point; thence N 16° 45' E 327.3 feet to a point at the North tract S 80° 27' E 540 feet to a point; then N. 16° 45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 acres tract S 82° 43' E 592.55 feet to the place of beginning and containing 5.947 acres.

The preceding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

PPN: 05-31-300-011



PARCEL III:

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31 T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end of said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the centerline of Binkley Lane extended; thence S 76° 23' E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line;

WARREN COUNTY

2022-034146

PAGE 4 OF 7

thence with the east line of tract N 5° 06' E. 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

PPN: 05-31-300-014 # sc s



PARCEL IV:

Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

Commencing at a R.R. spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. R. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S 86° 50' 22" E., a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off, Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E., a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. and Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60 foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed Book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00 feet to an iron pipe; N. 82° 31' 30" E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said

WARREN COUNTY

2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5258.

SAVE AND EXCEPT 0.047 acre dedicated as a portion of Binkley Lane as shown on the Dedication Map of Binkley Lane recorded in Plat Book 7, Page 88 of the Warren County, Ohio Records.

SAVE AND EXCEPT 3.2698 acres contained within the 3.2796 acre parcel described in Exhibit B attached hereto.

The total acres described herein, after said exceptions, is 14.7172 acres.

PPN: 05-31-300-033



APPROVED WARREN CO. MAP DEPT.

EXHIBIT E

3,2796 Acre Parcel

Situate in Section 31, Town 3, Range 5, Clearcreek Township, Warren County, Ohio and being part of an 13.034 acre parcel as deeded to Charles J. and Dorothy C. Logan and recorded in Official Record 1253, Page 66, Parcel IV of the Warren County Deed Records, being part of a 22.154 acre parcel as deeded to Charles J. and Dorothy C. Logan and recorded in Official Record 1253, Page 66, Parcel I of the Warren County Deed Records, and being more particularly described as follows;

Beginning at a point in the centerline of Bunnell Hill Road, said point being the southwest corner of Section 31, thence, with a southerly line of said Section 31 and the south right-of-way line of Binkley Lane, S 86° 50' 22" B, a distance of 1071.49 feet, passing a found 1" iron pipe at 333.14 feet, passing a found pinched pipe at 433.27 feet, to a found 1/2" iron pipe and the True Place of Beginning for this parcel;

Thence, with a westerly line of said 22.154 acre parcel, N 00° 29° 30" E, a distance of 20.03 feet, passing a found 1/2" iron pipe at 15.00 feet, to a point;

Thence, with a new division line, S 86° 34' 35" E a distance of 600.00 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, N 04° 00' 56" E, a distance of 105.00 feet, to a set 5/8" capped fron pin;

Thence, with a new division line, S 86° 13' 37" H a distance of 349.82 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, N 03° 31' 33" B a distance of 289.58 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, S 86° 33' 15" H a distance of 168.84 feet, to a set 5/8", capped iron pin;

Thence, with a new division line, S 08° 19' 00" E a distance of 421.19 feet, to a set 5/8" capped iron pin;

Thence, with the southerly line of Section 31 and the southerly line of said 12.034 again parcel, N 86° 34' 35" W a distance of 1204.93 feet, passing a set 5/8" capped from pinga 255.25 feet, to the True Place of Beginning;

Containing 3,2796 sores (3.2696 sores from O.R. 1253, Pg. 56, 18.034 sore Parcel IV and 0.0098 sores from O.R. 1253, Pg. 66, 22.154 sore Parcel I) and subject to all legal essements, rights-of-way, and restrictions of record.

The above description is the result of a survey prepared by WYCO Consulting, Inc., Russi. Campbell, Ohio Registered Surveyor No. 7628 dated June 7, 2006, the survey of which is filed in Volume____, Plat No.____ of the Warren County Engineer's Record of Land Surveys.

Grantor hereby reserves as a permanent easement for the benefit of Warren County theofollowing described property for public roddnand utility purposes: 30 feet WARRANGER Throm the centeridae of Bankley Lage by a parallel line across the front of the lot.

09065

SURVIVORSHIP DEED

[Section 5302.17, Revised Code]

CHARLES LOGAN and DOROTHY LOGAN, husband and wife, of Warren County, Ohio, for love and affection and pursuant to Section 5302.17, Revised Code, grant, to CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 287 Binkley Lane, Springboro, Ohio 45066, Warren County, the following real property:

PARCEL I

05-31-300-010

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:



Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34′ W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34′ E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43′ W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction

BOOK 1253 PAGE 66

to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56′ E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46′ E 75 feet to an iron pipe; thence N 27° 59′ E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27′ E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio.

Prior Deed Reference:

Vol. 400, Pages 659, 660

PARCEL II

05-31-300-011

Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 Acres tract. Thence with the East line of said Binkley farm tract S 5-06' W 430.2 feet to an iron pipe in the fence line; thence S 76-23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 Acres tract S 80-27' E 540 feet to a point; thence N 16-45' E 327.3 feet to a point at the North tract S 80-27' E 540 feet to a point; thence N. 16-45' E 327.3 feet to a point; thence N. 16-45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 Acres tract S 82-43' E 592.55 feet to the place

2

BOOK 1253 PAGE 67

WARREN COUNTY

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1253-66

PAGE 2 OF 5

24-BZA-002 Exhibit 6B

of beginning and containing 5.947 Acres.

The precedding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

Prior Deed Reference: Vol. 485, Pages 105-107

PARCEL III

05-31-300-014

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31, T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23′ W 1209.2 feet to an iron pipe in the centerline and at the end said Binkley Lane extended; thence continuing with said south line N 80° 17′ W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57′ W 75.85 feet to an iron pipe; thence S 0° 57′ W 75.85 feet to an iron pipe; thence S 0° 57′ W 75.85 feet to an iron pipe; thence S 80° 27′ E 497.92 feet to an iron pipe in the center line of Binkley Lane extended; thence S 76° 23′ E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line; thence with the east line of tract N 5° 06′ E 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

Prior Deed Reference: Vol. 506, Page 929

PARCEL IV

05-31-300-019



Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

3

BOOK 1253 PAGE 68

WARREN COUNTY

1253-66

PAGE 3 OF 5

Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50' 22" E. a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35 52" E. a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel 5. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00

BOOK 1253 PAGE 69

feet to an iron pipe; N. 82° 31′ 30″ E. a distance of 75.00 feet to an iron pipe and N. 25° 44′ 30″ E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5258.

Prior Deed Reference: Vol. 156, Pages 311, 312

In Witness Whereof, we, CHARLES J. LOGAN and DOROTHY C.

LOGAN, hereunto have set our hands this _ Gay of July, 1996.

Signed and acknowledged in the presence of us:

State of Ohio County of Warren, ss:

The foregoing instrument was acknowledged before me this day of July, 1996, by CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife.

Witness my official signature and seal on the day last above

mentioned.

R. P. UI. PERKINS, JR., Attorney at Law

Notary Public, State of State My Commission has no expiration date

Section 147,03 O. R. C.

BOOK 1253 PAGE 70

S 9060

24-BZA-002 Exhibit 6E

AFFIDAVIT TO CORRECT ACREAGE

9/8

State of Ohio

County of Warren

Robert D. Fox, Tax Map Coordinator, Warren County Engineer's Office, being duly cautioned and sworn states the following:

- 1. He has personal knowledge of the facts contained herein.
- The person(s) appearing by the records to be the owner(s) of the property are:

Parcel Number:

05-31-300-033 (14.7074 Acres)

and

05-31-300-010 (22.154 Acres and 1.109 Acres)

Owner:

Logan, Charles J. and Dorothy C.

Deed Reference:

O.R. 1253 Page 66

INSTRUMENT REFERENCE:

Warren County Recorder's

Official Record Volume 4265 Page 448

(Warranty Deed)

3. Correction is required to the identification of the above referenced instrument for the following reason(s):

The above referenced document did not correctly identify the parcels being split.

4. The instrument is currently identified as:

Old 05-31-300-019 17.987 Acre New 05-31-300-032 3.2796 Acre Rem. 05-31-300-033 14.7074 Acre

The instruments shall hereinafter be identified as:

Old 05-31-300-010 22.154 Acres and 1.109 Acres Old 05-31-300-019 17.987 Acre

New 05-31-300-032 3.2796 Acre Rem. 05-31-300-034 22.154 Acres and 1.0992 Acres

Rem. 05-31-300-033 14.7172 Acre

Further affiant sayeth naught.

Robert D. Fox

Tax Map Coordinator, Tax Map Department

This instrument prepared by:

WARREN C

Warren County Prosecutor's Office, Lebanon, Ohio

Sworn to and subscribed before me on this March

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SUZANNE M. COMBS Notary Public, State of Ohlo My Copping Express July 20, 2010

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24-BZA-002 Exhibit 7A

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SURVIVORSHIF DEED

(Section 5302.17, Revised Code)

CHARLES LOGAN and DOROTHY LOGAN, husband and wife, of Warren County, Ohio, for love and affection and pursuant to Section 5302.17, Revised Code, grant, to CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 287 Binkley Lane, Springboro, Ohio 45066, Warren County, the following real property:

PARCEL I

05-31-300-010

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:



Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction WARREN COUNTY 639868 PAGE 2 OF 9

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to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56′ E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46′ E 75 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27′ E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio.

Prior Deed Reference: Vol.

Vol. 400, Pages 659, 660

PARCEL II

05-31-300-011



Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 Acres tract. Thence with the East line of said Binkley farm tract S 5-06' W 430.2 feet to an iron pipe in the fence line; thence S 76-23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 Acres tract S 30-27' E 540 feet to a point; thence N 16-45' E 327.3 feet to a point at the North tract S 80-27' E 540 feet to a point; thence N. 16-45' E 327.3 feet to a point; thence N. 16-45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 Acres tract S 82-43' E 592.55 feet to the place

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of beginning and containing 5.947 Acres.

The precedding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

Prior Deed Reference: Vol. 485, Pages 105-107

PARCEL III

05-31-300-014

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.



Being part of Section 31, T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the center line of Binkley Lane extended; thence S 76° 23' £ passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line; thence with the east line of tract N 5° 06' E 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

Prior Deed Reference: Vol. 50

Vol. 506, Page 929

PARCEL IV

05-31-300-019



Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

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Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50' 22" E. a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 agra parcel (Off. Rec. Vol. 037, Pg. 706), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E. a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel 5. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29′ 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42′ 15" E. a distance of 286.00

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feet to an iron pipe; N. 82° 31' 30° E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5253.

Prior Deed Reference: Vol. 156, Pages 311, 312

In Witness Whereof, we, CHARLES J. LOGAN and DOROTHY C.

LOGAN, hereunto have set our hands this 15 day of July, 1996.

Signed and acknowledged in the presence of us:

State of Ohio County of Warren, ss:

The foregoing instrument was acknowledged before me this 18th day of July, 1996, by CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife.

Witness my official signature and seal on the day last above

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mentioned.

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R PANI PERKINS, JR., Attorney at Lav Natural Fublic, State of Gine

My Commission has no expiration date Suction 147,03 O. R. C.

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