

JUNK AND JUNK  
ATTORNEYS AT LAW  
213 N. MAIN STREET  
WASHINGTON C.H., OHIO  
43160

TROY T. JUNK  
1887-1962  
WILLIAM M. JUNK  
1917-2013  
WILLIAM T. JUNK

TELEPHONE  
(740) 335-3231

October 21, 2016

Dale Evans  
General Manager/Auctioneer  
[dale@thewendtgroup.com](mailto:dale@thewendtgroup.com)

Re: Gerald Richard Aeh, Trustee  
Charles David Aeh  
342.7583 Acres  
Madison & Pickaway Counties

Dear Mr. Evans,

The undersigned hereby says that he has made a thorough examination of the records of Madison and Pickaway Counties, Ohio, as disclosed by the public indexes relating to the premises hereinafter described. The examination covers the period from Jun 15, 1939 to October 19, 2016.

**"FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT A"**

This letter does not purport to cover matters not of record in said Counties, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file a mechanics' lien, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations.

The undersigned further says that in his opinion based upon said records, the fee simple title to said premises is vested in the name of Gerald Richard Aeh, Trustee of the Gerald Richard Aeh Trust Agreement dated September 10, 2013, being a one-half interest, by Quit Claim Deed dated January 17, 2015 and recorded January 5, 2016 in Volume 314, Page 1068 in Madison County and in the name of Charles David Aeh, being a one-half interest, by a Trustee Deed dated January 13, 2015 and recorded in Madison County on March 16, 2015 in Volume 306, Page 393 and recorded on February 20, 2015 in Volume 705, Page 2588 in Pickaway County; and that, as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein:

1. Real Estate Taxes for 2016, which are accrued, but unbilled.

157.3967 Acres	17-00027.000	\$2,469.68/Half Year
29.6254 Acres	18-00057.000	\$705.33/Half Year
155.736 Acres	BO600010008900	\$3,079.35/Half Year

This property qualifies for CAUV.

2. Oil and Gas Lease to Columbia Natural Resources, Inc. dated July 20, 1994, recorded in Volume 5, Page 623, Madison County Deed Records.

This title opinion shall not constitute a certification of title and shall not be relied upon by any purchaser of the property as to the condition of title.

Very truly yours,

JUNK AND JUNK ATTORNEYS

By: 

WTJ/mdw  
Encl.

Parcel 1: **Cottrill Surveying, LLC** Exhibit A  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

**29.6254 Acre Tract**  
**Surveyed for Jerry Aeh**

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The following described 29.6254 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464 and 874, being all of a 29.496 acre tract (18-00057.00) conveyed to Charles David Aeh and Gerald Richard Aeh by Official Record 306 page 393, and being more particularly described as follows:

Commencing at the centerline intersection of Columbus Street (66 feet wide) with London Street (State Route 56) (66 feet wide);

Thence, with the centerline of said London Street the following three courses:

- 1) South 39° 21' 53" East a distance of 469.97 feet
- 2) South 20° 36' 32" East a distance of 291.79 feet
- 3) South 48° 56' 23" East a distance of 855.68 feet to an iron pin and cap set at the old PI of said State Route 56/London Street and **The True Point Beginning;**

Thence, with the centerline of said State Route 56/London St., **North 48° 56' 23" West**, passing the new PI at station 30+23.38 back and 30+14.25 ahead at 121.09 feet, a total distance of **561.48 feet** to the southeast corner of a 0.529 acre tract conveyed to Robert P Koehler by Official Record 296 page 1215;

Thence, with the east line of said 0.529 acre tract, **North 08° 22' 21" West**, passing an iron pin and cap set at 100.00 feet, also passing an iron pipe found at the southeast corner of a 1.214 original acre tract conveyed to first United Methodist Church by Deed Book 159 page 307 at 167.48 feet, a total distance of **426.51 feet** to the southeast corner of a 13,126.5 ft.<sup>2</sup> lot conveyed to John C Trimble by Official Record 28 page 806, from said corner the center of a sanitary manhole is West 1.65 feet;

Thence, with the east line of said 13,126.5 ft.<sup>2</sup> lot, **North 13° 36' 28" East**, passing an iron pin and cap set at 1.00 feet, a total distance of **178.58 feet** to an iron pin and cap set at the southernmost corner of a 0.249 acre tract and the eastern most corner of a 0.788 acre tract both tracts conveyed to John C Trimble by Official Record 28 page 806;

Thence, with the southeast line of said 0.249 acre tract, **North 50° 32' 38" East** a distance of **60.00 feet** to an iron pipe found at the southernmost corner of a 0.438 acre tract conveyed to John C Trimble by Deed Book 249 page 749;

Thence, with the east line of said 0.438 acre tract, **North 22° 31' 24" East** a distance of **170.48 feet** to an iron pin and cap set at the southernmost corner of a 1.158 acre tract conveyed to Lois F and Densil K Wright by Official Record 26 page 417;

Thence, with said 1.158 acre tract the following four courses:

- 1) **North 22° 25' 07" East** a distance of **141.61 feet** to an iron pin and cap set
- 2) **North 19° 23' 07" East**, passing an iron pin and cap set at 159.80 feet, a total distance of **164.80 feet** to a point, the center of a lid of a sanitary manhole is North 0.46 feet and East 2.20 feet
- 3) **North 04° 28' 52" East**, passing an iron pin and cap set at 5.00 feet, a total distance of **130.17 feet** to an iron pin and cap set, the center of a lid of a sanitary manhole is South 0.61 feet and east 1.85 feet
- 4) **North 50° 57' 53" West** a distance of **54.80 feet** to an iron pin and cap set at the northeast corner of a 16.5 foot alley;

Thence, with the southeast line of a strip of ground (unknown owner) (possibly intended for an alley (width varies), **North 50° 13' 47" East** a distance of **190.10 feet** to the southwest corner of a 0.306 acre tract conveyed to Payton Green Enterprises, LLC by Official Record 282 page 2469;

Thence, with the south line of said 0.306 acre tract, **North 67° 40' 40" East**, passing a 2 inch diameter metal fence post found at 1.41 feet, passing the southwest corner of a 0.304 acre tract conveyed to

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Mark A Yeager are by Official Record 114 page 690 at 82.56 feet, passing the southwest corner of a 0.28 acre tract conveyed to Autumn L Wright by Official Record 218 page 447 at 154.93 feet, passing the southwest corner of a 0.312 acre tract conveyed to Autumn L Wright by Official Record 218 page 447 at 213.34 feet, passing the southwest corner of a 0.3136 acre tract conveyed to Mark a Geiger by Official Record 183 page 469 at 271.75 feet, passing the southwest corner of a 0.3394 acre tract conveyed to Alicia L Stires by Official Record 270 page 739 at 325.37 feet, and passing an iron pin and cap previously set at the southernmost corner of a 0.0756 acre tract conveyed to Alicia L Stires by Official Record 270 page 739 and the southwest corner of a 0.2726 acre tract conveyed to John E Brown by Official Record 288 page 2476 at 379.09 feet, a total distance of **410.52 feet** to an iron pin and previously set corner to a 2.36 acre tract and a 0.4135 acre tract both tract conveyed to John E Brown by Official Record 288 page 2476;

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Thence, with the west line of said 0.4135 acre tract, **South 07° 08' 36" East**, passing an iron pin and cap previously set at the northwest corner of a 47.256 acre tract conveyed to Fred T Brown by Deed Book 284 page 192 @ 79.10 feet, also passing an iron pipe found at 1901.10 feet, a total distance of **1934.28 feet** to an iron pin and cap set in the old centerline of said State Route 56;

Thence, with the old centerline of said State Route 56, **North 86° 30' 44" West** a distance of **511.84 feet** returning to **The True Point of Beginning** containing **29.6254 Acres** more or less.

Bearings are bases on a GPS observation on April 20, 2015, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 1, 2015 by James R. Cottrill registration #6858. (Job #S150405-29-6254AC)

*James R. Cottrill*

James R. Cottrill, PS

PARCEL TWO : 313.1329 Acre Tract  
Surveyed for Jerry Aeh

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The following described 313.1329 acre tract is situated in the State of Ohio, Pleasant Township in Madison County and Darby Township in Pickaway County, VMS 9207, 9269, and 9437, and being all that remains of a 57.5 (Pic. Co. Tax #B06-0-001-00-089-00, 11.68 ac.), 42.1, 41.43 (Pic. Co. Tax #B06-0-001-00-094-00, 22.1 ac.), 36.45 (Pic. Co. Tax #B06-0-001-00-091-00, 7.05 ac.), 68.125 (Pic. Co. Tax #B06-0-001-00-093-00, 42.71 ac. & #B06-0-001-00-092-00, 18.0 ac.), 6.448 (Pic. Co. Tax #B06-0-001-00-090-00, 0.79 ac.), 45.295 (Pic. Co. Tax #B06-0-001-00-088-00, 45.295 ac.), and 9.163 (Pic. Co. Tax #B06-0-001-00-088-03, 9.163 ac.) acre tracts all 8 tracts conveyed to Mary L. Bandy by Official Record 149 page 1370 (Madison County) and Official Record 506 page 1148 (Pickaway County), and be more particularly described as follows:

Beginning at a 5/8 inch diameter rebar found at the centerline intersection of Kiourville-Palestine Road (Madison County Road 54)(50 ft. right-of-way) with the centerline of Woods-Opossum Run Road (Madison County Road 56) (40 ft. right-of-way), said Rebar is at the northwest corner of said 42.1 acre tract and the southernmost corner of a 25.7378 acre tract conveyed to Joanne W. Roach, Trustee by Official Record 185 page 2569 (Madison County);

Thence, with the centerline of said Woods-Opossum Run Road, North 34° 00 minutes 05 seconds East, passing the northwest corner of said 57.5 acre tract at 481.80 ft., also passing the northwest corner of said 41.43 acre tract at 1161.20 ft., a total distance of 1812.48 ft. to a mag nail set in said centerline at the westernmost corner of a 1.1064 acre tract conveyed to Shawn T. Bain by Official Record 5 page 531 (Madison County);

Thence, with the southwest line of said 1.1064 acre tract, South 50° 00 minutes 38 seconds East, passing an iron pin and cap set at 18.88 ft., a total distance of 215.21 ft. to a 1/4" diameter iron pipe found;

Thence, North 29° 29 minutes 22 seconds East, passing a 1/4" diameter iron pipe found at the southernmost corner of a 1.3581 acre tract conveyed to Thomas E. and Candace L. Bain by Official Record 117 page 1996 (Madison County) at 248.49 ft., also passing a 1/2" diameter iron pipe found at the southeast corner of a 2.3205 acre tract conveyed to Daniel Wallace, EtAl by Official Record 205 page 2545 (Madison County) at 528.49 ft., a total distance of 817.25 ft. to an iron pin and cap set in the south line of a 12.35 acre tract conveyed to Melinda M. and David A. Moore by Official Record 162 page 359 (Madison County) Official Record 521 page 1440 (Pickaway County);

Thence, with the south line of said 12.35 acre tract, South 69° 00 minutes 05 seconds East, passing the Madison/Pickaway County line at 373.27 ft., a total distance of 744.29 ft. to a 1/2" diameter iron pipe found at the southwest corner of a 47.134 acre tract conveyed to Greg Martin by Official Record 573 page 1827 (Pickaway County);

Thence, with the south line of said 47.134 acre tract, South 68° 32 minutes 47 seconds East a distance of 2030.30 ft. to a 5/8 inch diameter rebar found in the west line of a 265.82 acre tract conveyed to T. Richard Barbee Jr. by Official Record 191 page 792 (Pickaway County);

Thence, with the west line of said 265.82 acre tract, South 01° 33 minutes 34 seconds West a distance of 626.86 ft. to a wooden fence post found at the northwest corner of a 26.7641 acre tract conveyed to Adil Y. and Beverly J. Yamour by Official Record 503 page 2486 (Pickaway County);

Thence, with the west line of said 26.7641 acre tract the following 3 courses:

- 1) South 01° 36 minutes 42 seconds West a distance of 602.66 ft. to an iron pin and cap previously set
- 2) South 84° 56 minutes 55 seconds East a distance of 99.00 ft. to a record cornerstone found
- 3) South 03° 55 minutes 22 seconds West, passing an iron pin and cap previously set at the northwest corner of a 16.496 acre tract conveyed to Kenneth P. and Karen L. Sayre by Official Record 503 page 734 (Pickaway County) at 525.80 ft., a total

distance of 663.46 ft. to a 3/4" diameter iron pipe found at the north east corner of a 30.948 acre tract conveyed to Sherry A. Wade by Official Record 572 page 995 (Pickaway County);

Thence, with said 30.948 acre tract the following 2 courses:

- 1) North 63° 03 minutes 01 seconds West, passing a 3/4" diameter iron pipe found at the southern corner common to said 41.43 and 9.163 acre tracts at 965.79 ft. a total distance of 1385.13 ft. to a 3/4" diameter iron pipe found
- 2) South 06° 14 minutes 11 seconds West, passing a 5/8 inch diameter reber and yellow plastic caps stamped "Elliott 7759" found at the northwest corner of a 2.0314 acre tract conveyed to Stephen R. and Tracy L. Tallman Y. Official Record 596 page 1877 (Pickaway County) at 1462.00 ft., also passing a 3/4" diameter iron pipe found at 1983.43 ft., a total distance of 2008.30 ft. to a 3/4" diameter solid iron pin found near the north edge of pavement of Tenny Road (Darby Township Road 165)

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Thence, with the southern line of said 45.295 and 57.5 acre tracts near the north edge of pavement of said Tenny Road, North 85° 56 minutes 33 seconds West, passing the southern corner common to said 45.295 and 57.5 acre tracts at 373.35 ft., a total distance of 759.70 ft. to a 3/4" diameter iron pipe found at the northwest corner of an 8.541 acre tract conveyed to William and Angela Fitzpatrick by Deed Book 309 page 513 (Pickaway County);

Thence, with the west line of said 8.541 acre tract, South 02° 11 minutes 14 seconds East passing an iron pin and cap set at 22.66', a total distance of 894.94 ft. to a 4 in. diameter metal fence post found at the northeast corner of a 10.000 acre tract conveyed to Paul Allen and Anna Teresa Lockhart by Official Record 555 page 1664 (Pickaway County) and Official Record 192 page 2568 (Madison County);

Thence, with the north line of said 10.000 acre tract, South 84° 43 minutes 47 seconds West, passing the Pickaway/Madison County line at 370.00 ft., also passing an iron pin and cap set at 1445.85 ft., a total distance of 1465.93 ft. to a mag nail set in the centerline of Woods Opossum Run Road (Pleasant Township Road 56);

Thence, with the centerline of said Woods Opossum Run Road, North 10° 21 minutes 47 seconds West a distance of 1172.46 ft. to a mag nail set at the centerline intersection of said Woods Opossum Run Road with the centerline of said Kiouville-Palestine Road;

Thence, with the centerline of said Kiouville-Palestine Road, North 09° 27 minutes 45 seconds West a distance of 2051.72 ft. returning to the point beginning containing 313.1329 Acres more or less of which 157.3967 acres more or less is in Madison County and 155.7362 acres more or less is in Pickaway County, also there are 63.2993 acres more or less in said 57.5 acre tract, 42.2367 acres more or less in said 42.1 acre tract, 42.1956 acres more or less in said 41.43 acre tract, 36.4004 acres more or less in said 36.45 acre tract, 68.1170 acres more or less in said 68.125 acre tract, 6.4254 acres more or less in said 6.448 acre tract, 45.2934 acres more or less in said 45.295 acre tract, and 9.1657 acres more or less in said 9.163 acre tract.

Bearings are based on a GPS observation a on May 12, 2008, WGS 1984 geodetic north.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations; of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 12, 2008 by James R. Cottrill registration #6858. (Job #8080502)

*James R. Cottrill*  
James R. Cottrill, P.S.



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Parcel Nos.: Madison County 17-00027.000; Pickaway County B06-0-001-00-089-00;

Property Address: 13120 Tenny Road, Mt. Sterling, Ohio 43143

Prior Instrument Reference: Vol. 260, Page 1615 and Vol. 149, Page 1370 of the Madison County Deed Records; Vol. 646, Page 1050 and Vol. 506, Page 1148 of the Pickaway County Deed Records

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