

IN THE COMMON PLEAS COURT OF COSHOCTON COUNTY, OHIO  
PROBATE DIVISION

FILED  
PROBATE & JUVENILE COURT

MAY 10 2016

Van Blanchard II, JUDGE  
COSHOCTON COUNTY, OHIO

In The Matter Of:

The Estate of

Donald E. Warren aka  
Donald Eugene Warren, deceased

Case No. 21610020

**CERTIFICATE OF TITLE**

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The undersigned hereby certifies that he has examined the indices to all of the public records relative to real estate titles of the county in which the land described in SCHEDULE A below is situated for a period of forty-two (42) years preceding the date of this Certificate.

This certification is in compliance with Rule 60.4 of the Coshocton County Rules of Practice and Procedure of the Court of Common Pleas (Probate Division) and any certification of title is limited to the Court and is not intended as a certification of title to any third party.

No examination of federal records has been made unless noted herein. No representation is made with respect to (1) the accuracy of the description of the premises, (2) the location of buildings on the premises, (3) the rights of tenants in possession under unrecorded leases, (4) the rights of those claiming under unrecorded leases, (5) the rights of those claim under oral or other agreements, contracts, or conveyances not entitled to record or not recorded, (6) inheritance, estate or other tax liens not appearing of record in this county.

After such examination and subject to the statements herein, it is the opinion of the undersigned that, subject to the matters set forth in SCHEDULE B hereof, the fee simple, marketable title to the premises described in SCHEDULE A hereof was, at the date of this Certificate, vested in:

*Donald E. Warren, by virtue of the following:*

*Warranty Deed from Linda K. Greten, single, to Donald E. Warren, dated October 1, 1986 and recorded on October 8, 1986 in Volume 355, Page 599, Coshocton County Deed Records; and*

*Quit-Claim Deed from Diana L. Weller fka Diana L. Warren, married, to Donald E. Warren, dated January 8, 1992 and recorded on January 24, 1992 in Volume 22, Page 560, Coshocton County Official Records.*

#### **SCHEDULE A**

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of White Eyes, County of Coshocton, and State of Ohio, and being further described as follows:

*Situated in the State of Ohio, County of Coshocton and Township of White Eyes, and bounded and described as follows:*

*Being part of Section 6, the second quarter, T6N, R5W, White Eyes Township, Coshocton County, Ohio, U.S.M.L., and also being part of the land conveyed to James A. & Linda K. Greten by R.D. & K.L. Norman in Vol. 310, pg. 296 and to Linda K. Greten by the Estate of James A. Greten in Vol. 353, pg. 817 and more particularly described as follows;*

*Beginning at a found ½ inch ID pipe located in the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 6, also being the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 6.*

*thence N. 88° 03' 59" W. along the quarter section line, a distance of 915.42 feet to a set ½ inch ID water pipe 36 inches long,*

*thence N. 09° 24' 06" E. a distance of 668.79 feet to a set ½ inch ID water pipe 36 inches long,*

thence N. 07° 44' 30" W. a distance of 677.86 feet to a set ½ inch ID water pipe 36 inches long located on the half section line,

thence S. 87° 33' 06" E. along said half section line, a distance of 2674.48 feet to a found ½ inch ID pipe,

thence S. 87° 33' 06" E. along said half section line, a distance of 23.82 feet to a point located in the centerline of Township Road 180,

thence S. 24° 34' 30" W. along said centerline, a distance of 366.46 feet to a point,

thence S. 28° 52' 24" W. along said centerline, a distance of 267.94 feet to a point,

thence along said centerline on a curve to the right, a distance of 220.42 feet to a point, said curve having the following properties:

Delta	13° 50' 53"
R	911.97'
T	110.75'
E	6.70'
Chord Length	219.88'
Chord Bearing	S. 35° 47' 50" W.

thence S. 42° 43' 17" W. along said centerline, a distance of 329.69 feet to a point,

thence S. 32° 58' 26" W. along said centerline, a distance of 130.08 feet to a point,

thence S. 17° 28' 23" W. along said centerline, a distance- of 193.42 feet to a point located on the quarter section line,

thence N. 88° 03' 59" W. along said quarter section line, a distance of 30.00 feet to a found ½ inch ID pipe,

thence N. 88° 03' 59" W. along said quarter section line, a distance of 1006.52 feet to the true point of beginning.

The above described tract contains 69.368± acres, including public road right-of-way. 64.724± acres being in the Southwest quarter of Section 6 and 4.644± acres being in the Southwest quarter of Section 6. The above described tract is subject to any and all public and private easements and rights-of-way of record.

The above description is based upon a survey performed by Jim Gute, Registered Surveyor No. 5935, dated September 1986. Bearings based on a survey for Jim Greten dated September 1983. Pertinent documents: Tax Map, Coshocton quadrangle map, above Greten Survey and all deeds as shown on the plat.

Parcel No. 042-00001002-01

### **SCHEDULE B**

1. MORTGAGES OR DEEDS OF TRUST:

*None.*

2. MECHANIC'S OR MATERIALMEN'S LIENS:

*None.*

3. JUDGMENTS AND JUDGMENT LIENS:

*None.*

4. EXECUTIONS, DOMESTIC AND FOREIGN:

*None.*

5. FEDERAL ESTATE AND INCOME TAXES AND STATE INHERITANCE TAXES (as shown by county records):

*None.*

6. OTHER LIENS, INCLUDING UNEMPLOYMENT COMPENSATION, MOTOR LIABILITY BONDS, PERSONAL TAX LIENS AND RECOGNIZANCE BONDS:

*None.*

7. TAXES AND SPECIAL ASSESSMENTS:

*Parcel No. 042-00001002-01 Taxes are \$696.26 per half.  
Taxes through the first half of 2015 are delinquent in the amount of \$765.89.  
Taxes for the second half of 2015 and thereafter are a lien but not yet due  
and payable.*

8. ARTICLES OF AGREEMENT:

*None.*

9. RECORDED LEASES:

*No search was made of lease records.*

10. SUITS PENDING OR LIS PENDENS AFFECTING TITLE (State Courts):

*None.*

11. BANKRUPTCY PROCEEDINGS (if same appears in county records):

*No search was made of bankruptcy records.*

12. PARTY WALL AGREEMENTS AND EASEMENTS:

*RIGHT-OF-WAY EASEMENT from Donald Warren (no marital status) to The  
Frontier Power Company, granting an easement for electric transmission  
and/or distribution line or system across 69 acres, dated June 16, 1999 and  
recorded on August 2, 1999 in Volume 163, Page 437, Coshocton County  
Official Records.*

13. RESTRICTIVE COVENANTS:

*None.*

14. OTHER OBJECTIONS AND DEFECTS:

*None.*

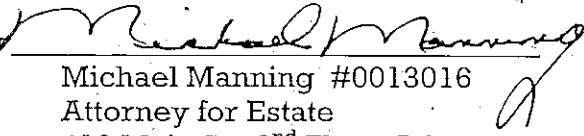
15. OTHER COMMENTS:

*None.*

Dated the 11<sup>th</sup> day of April, 2016 at 8:00 a.m.

Respectfully submitted,

OWENS & MANNING  
ATTORNEYS AT LAW

by   
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