



DocId:8505962

Tx:8367600

2023OR000402

LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
01/10/2023 10:32 AM

REC FEE: 42.00

PAGES: 4

DOC TYPE: WD

MEDINA COUNTY RECORDER

LINDA HOFFMANN

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 1/10/2023
2.00 FEE \$ _____
EXEMPT
Michael E. Kovack, *AK* Medina County Auditor

MEDINA CO. MAP OFFICE
APPROVED JLW
FILE # 01091057
DATE 01 - 10 - 2023

Warranty Deed

Troy R Ramey, not married, of 2765 Fixler Rd, Medina, OH 44256, USA, (the "Grantor") for valuable consideration paid in the sum of \$0, has remised and released, with general warranty covenants, unto Troy R. Ramey, not married, of 2765 Fixler Rd, Medina, OH 44256, USA, (the "Grantee"), the following real property:

Legal Description for a 5.000 Acre Parcel

Situated in the Township of Montville, County of Medina, and State of Ohio, known as being part of Original Montville Township Lot No. 99, also being part of land conveyed to Troy R. Ramey (Parcel No. 1) by deed recorded on January 10, 2018 in Document No. 2018OR000664 of Medina County Recorder's Records, further bounded and described as follows: *Recorder's*

Commencing at monument box with iron pin found at the point of intersection of the centerline of Bear Swamp Road (C.H.52) having a variable width Right-of-Way, with the centerline of Fixler Road (C.H.75) having a 60-foot wide Right-of-Way, the same being a point in the Eastern line of said Lot No. 99;

Thence along the centerline of said Fixler Road, bearing North 74°22'06" West, a distance of 392.85 feet to a point thereon, the same being the Southwest corner of Sublot 1 as delineated by the plat for the Ault Subdivision a recorded in Plat Volume 11, Page 10 of Medina County Recorder's Records, and the **TRUE PLACE OF BEGINNING** of the parcel herein described;

Thence continuing along the centerline of Fixler Road, bearing North 74°22'06" West, a distance of 311.47 feet to a point thereon, the same being the Southeast corner of land conveyed to Quentin Brown by deed recorded on December 31, 2019 in Document No. 2019OR027416 of Medina County Recorder's Records;

Thence along the Eastern line of said land conveyed to Quentin Brown, bearing North 00°04'31" East, having passed through an iron pin set at 31.14 feet for a total distance of 684.08 feet to an iron pin set thereon;

Thence, bearing South 89°55'29" East, a distance of 300.06 feet to an iron pin set in the Western line of land conveyed to Troy R. Ramey (Parcel No. 2) by deed recorded on January 10, 2018 in Document No. 2018OR000664 of Medina County Recorder's Records;

TR (1)

Thence along the Western line of aid land conveyed to Troy R. Ramey (Parcel No. 2) and the Southerly prolongation thereof, bearing South 00°04'31" West, having passed through a 1-inch iron pipe found ^{without cap} with ~~ap~~ at 738.13 feet for a total distance of 767.61 feet to a point in the centerline of said Fixler Road and the TRUE PLACE OF BEGINNING, containing ^{5.0000}~~5.000~~ acres of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicated angles only.

The statement "iron pin set" refers to a 5/8" x 30" iron rebar set vertically with surveyor's I.D. cap marked "Rolling & Hocevar".

This legal description was prepared based on a survey under the supervision of Andrew G Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in December 2022.

And the said Grantor does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is 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 forms above written, and that the same are free from all encumbrances whatsoever.

The property hereinabove described was acquired by the Grantor by a prior instrument, referenced under: 2018OR000664.

And the said Grantor, does attest for the Grantee that at and until the ensealing of these presents, the Grantor is 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 forms above written, and that the same are free from all encumbrances whatsoever.

And the said Grantor will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee against all lawful claims and demands whatsoever

Executed this 6th day of January, 2023.


Troy R. Ramey

NEW PARCEL NO. 031-11D-22-023
SURVEY REF. 2023-3
APPROVED BY JW
MEDINA CO. MAP OFFICE



Grantor Acknowledgement

STATE OF OHIO

COUNTY OF MEDINA

On this 6th day of JANUARY, 2023, before me, TROY R RAMEY, personally appeared Troy R Ramey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that the Grantor has executed the same in their authorized capacity, and that by their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Notary Signature: Jennifer A O'Donnell
The State of Ohio



JENNIFER A. O'DONNELL
Notary Public, State of Ohio
My Comm. Expires 07/13/2024
Recorded in Medina County

My commission expires: 07-13-2024

This instrument prepared by: Troy R Ramey of 2765 Fixler Rd, Medina, OH 44256, USA



DocId:8505961

Tx:8367600

2023OR000401

LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
01/10/2023 10:32 AM

REC FEE: 42.00

PAGES: 4

DOC TYPE: WD

MEDINA COUNTY RECORDER

LINDA HOFFMANN

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 1/10/2023
509 FEE \$ _____
EXEMPT
Michael E. Kovask, AP Medina County Auditor

MEDINA CO. MAP OFFICE
APPROVED JW
FILE # 01091057
DATE 01 - 10 - 2023

Warranty Deed

Troy R Ramey, not married, of 2765 Fixler Rd, Medina, OH 44256, USA, (the "Grantor") for valuable consideration paid in the sum of \$0.00, has remised and released, with general warranty covenants, unto Troy R Ramey, not married, of 2765 Fixler Rd, Medina, OH 44256, USA, (the "Grantee"), the following real property:

Legal Description for a 9.9631 Acre Parcel

Situated in the Township of Montville, County of Medina, and State of Ohio, known as being part of Original Montville township Lot No. 99 and Lot No. 100, also being part of land conveyed to Troy R. Ramey by deed recorded on January 10, 2018 in Document No. 2018OR000664 of Medina County Recorder's Records, further bounded and described as follow:

Commencing at a monument box with iron pin found at the point of intersection of the centerline of Bear Swamp Road (C.H. 52) having a variable width Right-Of-Way, with the centerline of Fixler Road (C.H. 75) having a 60-foot wide Right-of-way, the same being a point in the Eastern line of said Lot No.99;

Thence along the centerline of said Bear Swamp Road and the Eastern line of said Lot No. 99, bearing North 00°03'47" West, a distance of 517.13 feet to a point thereon, the same being Northeast corner of Sublot 2 as delineated by the plat for the Ault Subdivision as recorded in Plat volume 11, Page 10 of Medina County Recorder's Records, and the **TRUE PLACE OF BEGINNING** of the parcel herein described;
BEGINNING

Thence along the Northern line

RL (2)

✕ of said Sublot No. 2 and the Westerly prolongation thereof, bearing South 89°56'36" West, having passed through a 5/8-inch iron pin found without cap at 30.27 feet to a total distance of 377.22 feet to an iron pin set at the Northwest corner of Sublot 1 a delineated by said plat for the Ault Subdivision, the same being a point in the eastern line of land conveyed to Troy R. Ramey (Parcel No. 1) by deed recorded on January 10, 2018 in Document No. 2018OR000664 of Medina County Recorder's Records;

Thence along the Eastern line of said land conveyed to Troy R. Ramey (Parcel No. 1), bearing North 00°04'31" East, a distance of 356.71 feet to an iron pin set thereon;

Thence, bearing North 89°55'29" West, a distance of 300.06 feet to an iron pin set in the Western line of said land conveyed to Troy R. Ramey (Parcel No. 1), the same being a point in the Eastern line of land conveyed to Quentin Brown by deed recorded on December 31, 2019 in Document No. 2019OR027416 of Medina County Recorder's Records;

Thence along the Eastern line of said land conveyed to Quentin Brown, bearing North 00°04'31" East, a distance of 442.10 feet to a 1/2 -inch square iron pin found without cap at the Northeast corner thereof, the same being a point in the Southern line of land conveyed to Shawn A. Hronec and Jamie N. Hronec by deed recorded on April 15, 2020 in Document No. 2020OR008121 of Medina County Recorder's Records;

Thence along the Southern line of said land conveyed to Shawn A. Hronec and Jamie N. Hronec, bearing North 89°50'15" East, having passed through an iron pin set at 645.35 feet for a total distance of 675.35 feet to the Southeast corner thereof, the same being a point in the centerline of said Bear Swamp Road and the Eastern line of said Lot No. 100;

Thence along the centerline of said Bear Swamp Road and the Eastern lines of said Lot No. 100 and Lot No. 99, bearing South 00°03'47" East, a distance of 800.75 feet to a point thereon and the TRUE PLACE OF BEGINNING, containing ~~5.9361~~^{2.8631} acres of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicate ^{angles} ~~angles~~ only.

The statement "iron pin set" refers to a 5/8" x 30" iron rebar set vertically with surveyor's I.D. cap marked "Rolling & Hocevar".

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in December 2022.

NEW PARCEL NO. 031-113-22-022
SURVEY REF. 2023-3
APPROVED BY JLJ
MEDINA CO. MAP OFFICE

And the said Grantor does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is 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

RL

in manner and forms above written, and that the same are free from all encumbrances whatsoever.

The property hereinabove described was acquired by the Grantor by a prior instrument, referenced under: 2018OR000664.

And the said Grantor, does attest for the Grantee that at and until the ensealing of these presents, the Grantor is 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 forms above written, and that the same are free from all encumbrances whatsoever.

And the said Grantor will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee against all lawful claims and demands whatsoever

Executed this 6th day of January, 2023


Troy R Ramey

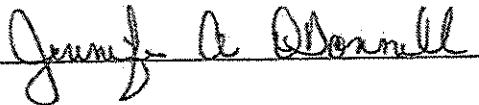
Grantor Acknowledgement

STATE OF OHIO

COUNTY OF MEDINA

On this 6th day of JANUARY, 2023, before me, TROY R RAMEY, personally appeared Troy R Ramey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that the Grantor has executed the same in their authorized capacity, and that by their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Notary Signature:
The State of Ohio





JENNIFER A. O'DONNELL
Notary Public, State of Ohio
My Comm. Expires 07/13/2024
Recorded in Medina County

My commission expires: 07-13-2024

This instrument prepared by: Troy R Ramey of 2765 Fixler Rd, Medina, OH 44256, USA



20050R037459

20050R037459

NANCY ABBOTT
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
10/28/2005 02:47:11PM

REC FEE: \$148.00
PAGES: 17
DOC TYPE: M

MEDINA COUNTY RECORDER
NANCY DONAHUE ABBOTT

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

After Recording Return To
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O. Box 10423
Van Nuys, CA 91410-0423

[Space Above This Line For Recording Data]

NL0509047
[Escrow/Closing #]

00011992816410005
[Doc ID #]

MORTGAGE

MIN 1000157-0005946969-8

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated OCTOBER 27, 2005, together with all Riders to this document.

(B) "Borrower" is
TROY R RAMEY, AND TERRY C RAMEY

OHIO-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

VMP -6A(OH) (0405)

CHL (06/04)(d)

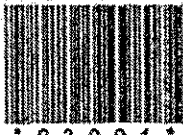
Page 1 of 16

VMP Mortgage Solutions, Inc (800)521-7291

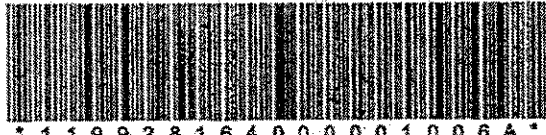
Initials

TR
TC

Form 3036 1/01



* 2 3 9 9 1 *



* 1 1 9 9 2 8 1 6 4 0 0 0 0 1 0 0 6 A *

37459-1

3250391

17

Borrower is the mortgagor under this Security Instrument

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P O Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS

(D) "Lender" is

AMERICA'S WHOLESALE LENDER

Lender is a CORPORATION

organized and existing under the laws of NEW YORK

Lender's address is

P.O. Box 660694, Dallas, TX 75266-0694

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 27, 2005. The Note states that Borrower owes Lender

TWO HUNDRED FIFTY SIX THOUSAND and 00/100

Dollars (U S \$ 256,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 01, 2035

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property"

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input checked="" type="checkbox"/> Other(s) [specify] |

0

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3

37459-2

24. **Certain Other Advances.** In addition to any other sum secured hereby, this Security Instrument shall also secure the unpaid principal balance of, plus accrued interest on, any amount of money loaned, advanced or paid by Lender to or for the account and benefit of Borrower, after this Security Instrument is delivered to and filed with the Recorder's Office, **MEDINA** County, Ohio, for recording Lender may make such advances in order to pay any real estate taxes and assessments, insurance premiums plus all other costs and expenses incurred in connection with the operation, protection or preservation of the Property, including to cure Borrower's defaults by making any such payments which Borrower should have paid as provided in this Security Instrument, it being intended by this Section 24 to acknowledge, affirm and comply with the provision of Section 5301.233 of the Revised Code of Ohio

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it

Witnesses

TROY R. RAMEY (Seal)
-Borrower

TERRY C. RAMEY (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

37459-15

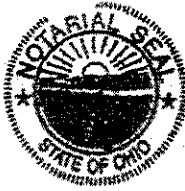
STATE OF OHIO,

MEDINA County ss:

This instrument was acknowledged before me this 27th day of OCTOBER, 2005 by TROY R. RAMEY + TERRY C. RAMEY, husband + wife

My Commission Expires

Sherri Noble
Notary Public



SHERRI NOBLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
DECEMBER 3, 2009

This instrument was prepared by ERIC SCHMIEDL
6100 OAKTREE BOULEVARD #150, INDEPENDENCE, OH 44131

initials TR TC

37459-14

Prepared by ERIC SCHMIEDL

AMERICA'S WHOLESALE LENDER

DATE 10/27/2005
CASE #
DOC ID # 00011992816410005
BORROWER TROY R. RAMEY
PROPERTY ADDRESS 2765 FIXLER ROAD
MEDINA, OH 44256

Branch #: 0000796
6100 OAKTREE BOULEVARD #150
INDEPENDENCE, OH 44131
Phone. (800)485-8582
Br Fax No.: (N)

LEGAL DESCRIPTION EXHIBIT A

Exhibit A

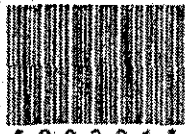
Parcel No 2

Situated in the Township of Montville, County of Medina and State of Ohio
And being parts of Lot 99 and 100 in said township, and bounded and described as follows Beginning at a point in the center line of Bear Swamp Road (C H 52), which point bears North 1316 7 feet from the intersection (center line) of Bear Swamp Road (C H 52) and Fixler Road (C H 75), thence West 375 80 feet to an iron pipe and the true place of beginning, thence continuing West 300 00 feet to an iron pipe, thence South 1126 7 feet to a point in the center line of Fixler Road (C H 75), thence South 74 degrees 19 minutes East along the center line of Fixler Road 311 67 feet to a point, thence North 1211 2 feet to the true place of beginning, and containing 8 05 acres of land, there being 1 55 acres in Lot 100 and 6 50 acres in Lot 99, as surveyed by Emil C. Isch, Registered Surveyor #4487, in April 1971

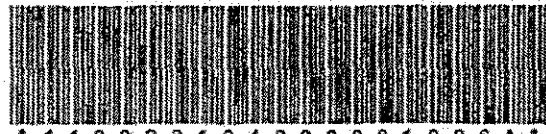
Permanent Parcel No 31-11D-22-005

FHA/VA/CONV

- Legal Description Exhibit A
- 1C404-XX (04/03)(d)



* 23991 *



* 119928164000001006A *

TR *TR*

37459-17

2018OR016301

COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
07/31/2018 8:52 AM

REC FEE: 40.00
PAGES: 3
DOC TYPE: ASSIGN

When Recorded Return To:
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc. 2100
Aft. 19 North
Palm Harbor, FL 34683



ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage together with all interest secured thereby, all liens, and any rights due or to become due thereon to DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 2100 E. ELLIOT RD., T314, TEMPE, AZ 85284 (800)643-0202, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was executed by: TROY R. RAMEY AND TERRY C. RAMEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS and recorded in Instrument # 2005OR037452 in the office of the Recorder of MEDINA County, Ohio.

More particularly described as follows (if needed), to wit:
SEE EXHIBIT A ATTACHED
3111D22005

Dated this 30th day of July in the year 2018:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS


SHANNON MCKINNEY
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

DTEAV 403903738 ADMASG MIN 100015700059469698 MERS PHONE 1-888-679-6377 MERS Mailing
Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T301S07-02:04:16 [C-3] EFRMOH1

PAGE 1

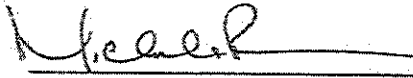


D0031993135



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 30th day of July in the year 2018, by Shannon McKinney as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


MICHELLE BROWN
COMM EXPIRES: 10/13/2020



MICHELLE BROWN
Notary Public - State of Florida
My Commission #GG 38514
Expires October 13, 2020

I hereby certify that this document is an original document.


SHANNON MCKINNEY
VICE PRESIDENT

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
DTFAV 403903738 ADMASG MIN 100015700059469698 MERS PHONE 1-888-679-6377 MERS Mailing
Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T301807-02:04:16 [C-3] EFRMOH1

PAGE 2



D0031993135

Loan No: 37478344

'EXHIBIT A'

PARCEL NO. 2: SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO; AND BEING PARTS OF LOT 99 AND 100 IN SAID TOWNSHIP, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF BEAR SWAMP ROAD (C.H. 52), WHICH POINT BEARS NORTH 1316.7 FEET FROM THE INTERSECTION (CENTER LINE) OF BEAR SWAMP ROAD (C.H. 52) AND FIXLER ROAD (C.H. 75); THENCE WEST 375.80 FEET TO AN IRON PIPE AND THE TRUE PLACE OF BEGINNING; THENCE CONTINUING WEST 300.00 FEET TO AN IRON PIPE; THENCE SOUTH 1126.7 FEET TO A POINT IN THE CENTER LINE OF FIXLER ROAD (C.H. 75); THENCE SOUTH 74 DEGREES 19 MINUTES EAST ALONG THE CENTER LINE OF FIXLER ROAD 311.67 FEET TO A POINT; THENCE NORTH 1211.2 FEET TO THE TRUE PLACE OF BEGINNING, AND CONTAINING 8.05 ACRES OF LAND, THERE BEING 1.55 ACRES IN LOT 100 AND 6.50 ACRES IN LOT 99, AS SURVEYED BY EMIL C. LSCH, REGISTERED SURVEYOR #4487, IN APRIL 1971.



403903738



D0031993135

2019OR025101

JOSEPH F. SALZGEBER
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
12/02/2019 01:24 PM

REC FEE: 46.00
PAGES: 3
DOC TYPE: ASSIGN

When Recorded Return To:
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc. 2100
Alt. 19 North
Palm Harbor, FL 34683

Prior# 119928164
Custodian# 37478344



ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, DITECH FINANCIAL LLC, WHOSE ADDRESS IS 2100 E. ELLIOT RD., BLDG 94, Mailstop T314, TEMPE, AZ 85284, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage together with all interest secured thereby, all liens, and any rights due or to become due thereon to NEW RESIDENTIAL MORTGAGE LLC, WHOSE ADDRESS IS 1345 AVENUE OF THE AMERICAS, 45th FLOOR, NEW YORK, NY 10105 (212)798-6100, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was executed by: TROY R. RAMEY AND TERRY C. RAMEY and recorded in Instrument # 2005OR037459 in the office of the Recorder of MEDINA County, Ohio.

More particularly described as follows (if needed), to wit:
SEE EXHIBIT A ATTACHED
3111D22005

Dated this 02nd day of December in the year 2019.
DITECH FINANCIAL LLC



ERCILIA GREEN
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

DT001 409067172 LNCR19FNC DOCR T021912-12:26:32 [C-3] EFRMOH1

PAGE 1



D0043822071

Prior# 119928164
Custodian# 37478344



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 02nd day of December in the year 2019, by Ercilia Green as VICE PRESIDENT of DITECH FINANCIAL LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.




JULIE MARTENS

COMM EXPIRES: 5/22/2022



JULIE MARTENS
Notary Public - State of Florida
Commission # GG 221059
My Comm. Expires May 22, 2022
Bonded through National Notary Assn.

I hereby certify that this document, dated on this 02nd day of December in the year 2019, is an original document.



ERCILIA GREEN
VICE PRESIDENT

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
DT001 409067172 LNCR19FNC DOCR T021912-12:26:32 [C-3] EFRMOH1

PAGE 2



D0043822071

Prior# 119928164
Custodian# 37478344



'EXHIBIT A'

PARCEL NO 2 SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO; AND BEING PARTS OF LOT 99 AND 100 IN SAID TOWNSHIP, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF BEAR SWAMP ROAD (C.H. 52), WHICH POINT BEARS NORTH 1316.7 FEET FROM THE INTERSECTION (CENTER LINE) OF BEAR SWAMP ROAD (C.H. 52) AND FIXLER ROAD (C.H. 75); THENCE WEST 375.80 FEET TO AN IRON PIPE AND THE TRUE PLACE OF BEGINNING; THENCE CONTINUING WEST 300.00 FEET TO AN IRON PIPE; THENCE SOUTH 1126.7 FEET TO A POINT IN THE CENTER LINE OF FIXLER ROAD (C.H. 75); THENCE SOUTH 74 DEGREES 19 MINUTES EAST ALONG THE CENTER LINE OF FIXLER ROAD 311.67 FEET TO A POINT; THENCE NORTH 1211.2 FEET TO THE TRUE PLACE OF BEGINNING, AND CONTAINING 8.05 ACRES OF LAND, THERE BEING 1.55 ACRES IN LOT 100 AND 6.50 ACRES IN LOT 99, AS SURVEYED BY EMIL C. LSCH, REGISTERED SURVEYOR #4487, IN APRIL 1971.



409067172



D0043822071

2021OR013763

LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
05/11/2021 10:30 AM

REC FEE: 38.00
PAGES: 2
DOC TYPE: ASSIGN

OHIO

ASSIGNMENT OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned New Residential Mortgage LLC whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452 ("Assignor") does hereby assign to LoanCare, LLC whose address is 3637 Sentara Way, Virginia Beach, VA 23452 ("Assignee") all of its interest in that certain mortgage duly recorded in the Office of the County Recorder of Medina County, State of Ohio, as follows:

Mortgagor: Troy R Ramey and Terry C Ramey

Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale lender, its successors and assigns

Document Date: October 27, 2005

Date Recorded: October 28, 2005

Document/Instrument/Entry Number: 2005OR037459

Original Amount of Mortgage: \$256,000.00

Property Address: 2765 Fixler Rd, Medina, OH 44256

Parcel ID: 3111D22005

Property Described as follows: PARCEL NO. 2: SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND BEING PARTS OF LOT 99 AND 100 IN SAID TOWNSHIP, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF BEAR SWAMP ROAD (C.H. 52), WHICH POINT BEARS NORTH 1316.7 FEET FROM THE INTERSECTION (CENTER LINE) OF BEAR SWAMP ROAD (C.H. 52) AND FIXLER ROAD (C.H. 75); THENCE WEST 375.80 FEET TO AN IRON PIPE AND THE TRUE PLACE OF BEGINNING; THENCE CONTINUING WEST 300.00 FEET TO AN IRON PIPE; THENCE SOUTH 1126.7 FEET TO A POINT IN THE CENTER LINE OF FIXLER ROAD (C.H. 75); THENCE SOUTH 74 DEGREES 19 MINUTES EAST ALONG THE CENTER LINE OF FIXLER ROAD 311.67 FEET TO A POINT; THENCE NORTH 1211.2 FEET TO THE TRUE PLACE OF BEGINNING, AND CONTAINING 8.05 ACRES OF LAND, THERE BEING 1.55 ACRES IN LOT 100 AND 6.50 ACRES IN LOT 99, AS SURVEYED BY EMIL C. ISCH, REGISTERED SURVEYOR #4487 IN APRIL 1971

This Assignment is made without recourse, representation or warranty.

Dated: April 24 2021

New Residential Mortgage LLC by LoanCare, LLC, its attorney in fact under limited power of attorney

2021OR013762

By: [Signature]
Name: DARCIE LYLE
Title: ASSISTANT SECRETARY

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH
CITY

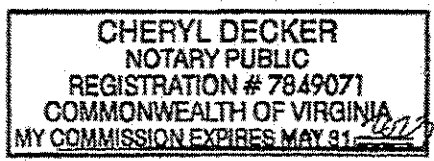
On 4/26/21, before me, CHERYL DECKER, Notary Public, personally appeared DARCIE LYLE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature CHERYL DECKER
My Commission Expires: 9/30/23

PREPARED BY and RETURN TO:
Paul Nalepka (0040796)
Reisenfeld & Associates LLC
3962 Red Bank Road
Cincinnati, OH 45227





* 2 0 1 2 0 R 0 1 8 8 3 3 *

20120R018833

COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON

08/03/2012 01:54:46PM

REC FEE: \$224.00

PAGES: 24

DOC TYPE: M

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

DO NOT WRITE ABOVE THIS LINE

Newtek Loan # 51244

SBA Loan # PLP 53269150-07

STATUTORY FORM MORTGAGE

(ORC Section 5302.12)

\$740,000.00

Troy R. Ramey and wife, Terry C. Ramey, with an address of 2765 Fixler Road, Medina, OH 44256 ("Mortgagor"), for valuable consideration paid, grants, with mortgage covenants, to Newtek Small Business Finance, Inc., a New York corporation ("Mortgagee"), the following described Premises ("Premises"):

SEE EXHIBIT A ATTACHED HERETO

TOGETHER WITH all of the following which, with the Premises, are herein collectively called the "Mortgaged Property":

- (a) All appurtenances and all estate and rights of Mortgagor in and to the Premises;
- (b) All water and water rights, ditch and ditch rights, reservoir and reservoir rights, stock or interests in irrigation or ditch companies, royalties, minerals, oil and gas rights, lease or leasehold interests owned by Mortgagor, now or hereafter used or useful in connection with, appurtenant to or related to the Premises;
- (c) All right, title and interest of Mortgagor in and to all streets, roads and public places, opened or proposed, and all easements and rights of way, public or private, now or hereafter used in connection with the Premises;
- (d) All improvements, fixtures, equipment, furniture and other articles of personal property, and all rights therein, now owned or hereafter acquired by Mortgagor and affixed to, placed upon or used in connection with the Premises, and all replacements thereof and substitutions therefor (as further described in paragraph A.7); and

18833-1

(e) All awards, payments or other amounts, including interest thereon, which may be made with respect to the Mortgaged Property as a result of injury to or decrease in the value of the Mortgaged Property or as a result of the exercise of the power of condemnation or eminent domain.

(f) All rights to the rents, issues and profits of the Mortgaged Property as well as the fees, charges, accounts, or other payments for the use or occupancy of rooms and other public facilities (provided, however, that the Mortgagor shall be entitled to the collect and retain the above until a Default has occurred hereunder).

FOR THE PURPOSE OF SECURING, in such order of priority as Mortgagee may elect, the full and prompt payment, observance and performance when due, of all present and future obligations and indebtedness of Mortgagor to Mortgagee, whether at the stated time, by acceleration or otherwise, howsoever created, arising or evidenced, whether direct or indirect, absolute or contingent, whether or not of the same or similar class or of like kind to any indebtedness incurred contemporaneously with the execution of this Mortgage, and whether now or hereafter existing, or due or to become due, including without limitation, the following:

(a) Obligations under Guaranty. Payment of any and all amounts owed by Mortgagor under the Guaranties executed by Troy Ramey and Terry Ramey in favor of Mortgagee (collectively the "Guaranty"), in connection with and/or pursuant to the indebtedness evidenced by that certain Promissory Note of even date herewith, in the original principal sum of Seven Hundred Forty Thousand and No/100 Dollars (\$740,000.00) made by Matchless Transportation, Inc. (the "Borrower") in favor of Mortgagee (the "Note"), with an adjustable rate of interest thereon according to the provisions of said Note, and all obligations of Mortgagor under, in connection with and/or pursuant to this Mortgage granted by Mortgagor as security for payment of the foregoing indebtedness; and

(b) All Sums in Connection with Note and Mortgage. All sums advanced or expenses or costs paid or incurred (including without limitation reasonable attorneys' fees and other legal expenses) by Mortgagee pursuant to or in connection with the Note, the Guaranty or this Mortgage, plus any interest on such sums, expenses or costs; and

(c) Any Changes to Note. Any extensions, amendments, modifications, changes, substitutions, restatements, renewals or increases or decreases to the Note and/or Guaranty and all other indebtedness secured by this Mortgage; and

(d) Any Additional Loans. Such additional sums with interest thereon as may be hereafter borrowed from Mortgagee, its successors or assigns, by the Borrower or the then record owner or owners of the Mortgaged Property when evidenced by another promissory note or notes, which are by the terms thereof secured by this Mortgage; and

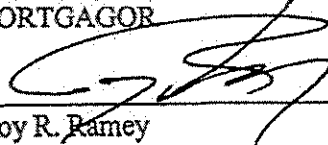
(e) Any and All Other Indebtedness. All other indebtedness, obligations and liabilities of any kind, of Mortgagor to Mortgagee, now or hereafter existing, absolute or contingent, direct or indirect, joint and/or several, due or not due, secured or unsecured, arising by operation of law or otherwise including indebtedness, obligations and liabilities

This Mortgage is given upon the statutory condition to secure Mortgagor's payment obligations, if any, of up to \$740,000.00 as provided in the Guaranty executed by Mortgagor in favor of Mortgagee.


"Statutory condition" is defined in Section 5302.14 of the Revised Code and provides generally that, if the Mortgagor pays the principal and interest secured by this Mortgage, performs the other obligations secured by this Mortgage and the conditions of any prior mortgage, pays all the taxes and assessments, maintains insurance against fire and other hazards, and does not commit or suffer waste, then this Mortgage shall be void.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the day and year set forth above.

MORTGAGOR



Troy R. Ramey



Terry C. Ramey

State of Ohio

County of Medina

The foregoing instrument was acknowledged before me this 3RD day of August, 2012 by Troy R. Ramey and wife, Terry C. Ramey.



NOTARY PUBLIC

This instrument prepared by:

Jason E. Gilmore, Esq.
Gordon, Dana, Knight & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209



MAHISA M. SURAHFF, ESQ.
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

STEWART TITLE
No. 01353-2354

Exhibit A

Parcel No 1

Situated in the Township of Montville, County of Medina and State of Ohio
And being part of Lot 99 and 100 in said Township and more fully described as follows Beginning at a point in the center line of Bear Swamp Road, C H 52, which point bears North 516 4 feet from the center line intersection of Bear Swamp Road, C H 52, and Fixler Road, C H 75, thence continuing North along the center line of C H 52, a distance of 800 3 feet to a point, thence West 375 80 feet to an iron pipe, thence South 800 3 feet to an iron pipe, thence East 375 80 feet to the Place of Beginning, and containing 6 90 acres of land of which 1 95 acres are in Lot 100 and 4 95 acres are in Lot 99, as surveyed by Emil C Isch, Reg Surv #4487 in April, 1971

Permanent Parcel No 31-11D-22-008

Parcel No 2

Situated in the Township of Montville, County of Medina and State of Ohio
And being parts of Lot 99 and 100 in said township, and bounded and described as follows Beginning at a point in the center line of Bear Swamp Road (C H 52), which point bears North 1316 7 feet from the intersection (center line) of Bear Swamp Road (C H 52) and Fixler Road (C H 75), thence West 375 80 feet to an iron pipe and the true place of beginning, thence continuing West 300 00 feet to an iron pipe, thence South 1126 7 feet to a point in the center line of Fixler Road (C H 75), thence South 74 degrees 19 minutes East along the center line of Fixler Road 311 67 feet to a point, thence North 1211 2 feet to the true place of beginning, and containing 8 05 acres of land, there being 1 55 acres in Lot 100 and 6 50 acres in Lot 99, as surveyed by Emil C Isch, Registered Surveyor #4487, in April 1971

Permanent Parcel No 31-11D-22-005

18833-24

ASSIGNMENT
 P.T. RELEASE O.R. VOL. 1170
 CANCELLATION Pa. 233
5-3-96

ASSIGNMENT
 P.T. RELEASE
 CANCELLATION Pa. 2135
5-3-83

ASSIGNMENT
 P.T. RELEASE
 CANCELLATION Pa. 2135
5-8-85

See page 70
See page 71

OIL AND GAS LEASE

THIS AGREEMENT, made this 28th day of July A. D. 1982
between Milford V. Ramey, Mary E. Ramey, Larry R. Ramey, Marilyn F. Ramey & Carroll L. Taylor
of Medina County, State of Ohio hereinafter called the Lessor, and
of John Hatfield
called the Lessee 9938 Coal Bank Road, Marshallville, Ohio 44645

WITNESSETH, That the Lessor, in consideration of one dollar, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained, does hereby grant unto the Lessee for the Term of years (and so long thereafter as oil or gas produced from the lands leased and royalty or rentals paid by Lessee therefor) all the oil and gas in and under the lands hereinafter described, together with the exclusive right to drill for, produce and market said oil and gas, and to process so much of said land as may be necessary or convenient to such operations and to lay all necessary pipe lines, also the right to pump well to and from adjoining leases, and the right to use sufficient oil, gas and water from the lands in operation thereon, and the right to remove, at any time, any and all property placed by Lessee in or upon said premises, including the right to draw and remove casing, also with the right of operating as one entire tract or subdividing the premises. Said land bounded and described as follows:

On the North by the lands of Mostetler *Acres 99.410*
On the East by the lands of Bear Swamp Rd.
On the South by the lands of Fixler Rd.
On the West by the lands of Gene Ramey
and situated in Medina Township, Medina County,
State of Ohio and containing 19 acres, more or less.

031-015-00-041-02; 031-015-00-040-01; 031-015-00-041-01; 031-015-00-040-02
031-015-00-041-03; 031-015-00-040-03; 031-015-00-042-00; 031-015-00-043-00
IT IS AGREED that this lease shall remain in force for a term of years from this date, and as long thereafter as oil or gas, or either of them, is produced from said land by lessee. In consideration of the premises the said lessee covenants and agrees:

- 1st. To deliver to the credit of lessor, free of cost into tank reservoirs or into the pipe line to which lessee may connect wells on said land, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises.
 - 2nd. To pay lessor one-eighth (1/8) of the gross proceeds each year, payable quarterly, for the gas from each well where gas only is found, while the same is being used off the premises, and if used in the manufacture of gasoline, a royalty of one-eighth (1/8) payable monthly at the prevailing market rate for gas; ~~and if used in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the proceeds, payable quarterly at the prevailing market rate at the mouth of the well.~~
 - 3rd. To pay lessor for gas produced from any oil well and used off the premises or in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the proceeds, payable quarterly at the prevailing market rate at the mouth of the well.
- If no well be commenced on said land on or before the 4 day of July, 1982, this lease shall terminate as to both parties. If the lessee shall commence to drill a well within the term of this lease or any extension thereof, the lessee shall have the right to drill such well to completion with reasonable diligence and dispatch, and if oil or gas, or either of them, be found in paying quantities, this lease shall continue and be in force with like effect as if such well had been completed within the term first mentioned.
- If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided for shall be paid the said lessor only in the proportion which the lessor's interest bears to the whole and undivided fee.
- Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for lessee's operations thereon except water from the wells of lessor.
- When requested by lessor, lessee shall bury lessee's pipelines below plow depth.
- No well shall be drilled nearer than 200 feet to the house or barn now on said premises without written consent of lessor.
- Lessee shall pay for damages caused by lessee's operations in growing crops on said land.
- Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, ~~and shall~~

Lessee shall have the right and power to pool or combine the acreage covered by this lease or any portion thereof with other land, lease or leases in the immediate vicinity thereof, when in lessee's judgment it is necessary or advisable to do so in order properly to develop and operate said premises in compliance with the spacing rules of any lawful authority, or when to do so would, in the judgment of lessee, promote the conservation of the oil and gas in and under and that may be produced from said premises. Lessee shall execute in writing an instrument identifying and describing the pooled acreage, or the entire acreage so pooled into a tract or unit shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the premises covered by this lease or not, in lieu of the royalties elsewhere herein specified, lessor shall receive on production from a unit so pooled only such portion of the royalty stipulated herein as the amount of his acreage placed in the unit or his royalty interest therein bears to the total acreage so pooled in the particular unit involved.

This lease may be executed in counterparts by the individual owners of the oil and gas underlying the demised premises. The primary term herein provided is hereby extended beyond the term hereof for a period of time equal to the difference between the date of these presents and the date the last owner of such oil and gas executes this lease or any counterpart thereof. Lessor may assign this agreement in whole or in part to any person, firm or corporation, but no change in the ownership of the land or assignment of royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment of a true copy thereof. If the leased premises are now or shall hereafter be owned in severally or in separate tracts, the premises, nevertheless, shall be developed and operated as one lease, and all royalties accruing hereunder shall be treated as an entirety and shall be divided among and paid to such separate owners in the proportion that the acreage owned by each such separate owner bears to the entire leased acreage.

Lessor hereby warrants and agrees to defend the title to the said lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor by payment, any mortgages, taxes, or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder hereof, and the undersigned lessors, for themselves, their heirs, successors and assigns, hereby surrender and release all rights of dower and homestead in the premises herein described insofar as said right of dower and homestead may in any way affect the purpose for which this lease is made as recited herein.

See Attached Page 2 for Additional Terms.

IN WITNESS WHEREOF WE SIGN, the date first above written.

Milford V. Ramey
Mary E. Ramey
Larry R. Ramey
Marilyn F. Ramey
Carroll L. Taylor



(SEAL)
(SEAL)
(SEAL)

OR 136 pg 760

AMENDMENT *0.7*
 FC RELEASE O.R. *VA. 271*
 CANCELLATION *PR. 495, 497, 499, 501,*
503, 505, 507, 509, 511, 513,
515, 517, 519, 521, 523, 525,
527, 529, 531, 533

9-30-85

STATE OF OHIO
County of Medina

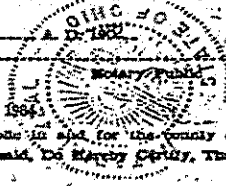
I, PATTI J. TAYLOR a Notary Public in and for the county of MEDINA and residing therein in the State aforesaid, Do Hereby Certify, That

Milford V. Ramey, Mary F. Ramey, Larry E. Ramey, Marilyn F. Ramey and Carroll L. Taylor

personally known to me to be the same person... whose names... subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that... they... signed, sealed and delivered the said instrument, including the release and waiver of the right of homestead, as... their... free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28th day of July, A. D. 1984
My Commission expires MARCH 16, 1984

PATTI J. TAYLOR
Notary Public, State of Ohio
My Commission Expires March 15, 1984



STATE OF _____
County of _____

I, _____ a Notary Public in and for the county of _____ and residing therein in the State aforesaid, Do Hereby Certify, That

personally known to me to be the same person... whose names... subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that... signed, sealed and delivered the said instrument, including the release and waiver of the right of homestead, as... free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, A. D. 19____
My Commission expires _____

Notary Public

STATE OF _____
County of _____

I, _____ a Notary Public in and for the county of _____ and residing therein in the State aforesaid, Do Hereby Certify, That

personally known to me to be the same person... whose names... subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that... signed, sealed and delivered the said instrument, including the release and waiver of the right of homestead, as... free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, A. D. 19____
My Commission expires _____

Notary Public

STATE OF OHIO
County of _____

ACKNOWLEDGMENT OF CORPORATION

I, _____ a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that John Hatfield personally known to me to be the _____ and President of the _____

personally known to me to be the _____ Secretary of said Corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged their signing, sealing and delivering the said instrument as the free and voluntary act of said Corporation, and caused the seal of said Corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and seal hereto this _____ day of _____, A. D. 19____
My Commission expires _____

Notary Public

No. _____

OIL AND GAS LEASE

FROM _____ TO _____

136 pg 761

Date _____

Section _____ Township _____ Range _____

Number of Acres _____

County _____

State _____

STATE OF _____

County of _____

I hereby certify that this instrument was filed for record in my office at _____ of book _____ and is duly recorded in book _____ page _____

By _____ Recorder

Deputy _____

When recorded return to _____

Oil & Gas Lease - Page 2
Ramey, et al. to Hatfield

Lessor shall approve, in writing, prior to installation, the well site, storage tanks location and location of the access roads.

Surface damage caused by the Lessee shall be restored to original condition within ninety (90) days after completion of drilling.

Lessee shall not be permitted to assign this lease without lessor's consent, except, that the lessee shall be permitted to assign this lease to one entity for purposes of drilling said well, provided that the lessee has a minimum of 10% equity interest in said entity and lessee is the designated driller for said entity.

Lessor shall have the right to purchase any well drilled on the premises for salvage value in the event the lessee elects to abandon said well.

Lessor to have gas free of cost from any well drilled in the amount of 300,000 cu. ft. for each residential dwelling on said lands by making lessor's own connections with the well at lessor's own risk and expense. Said right shall be inferior to the right to produce the well.

Lessor shall have the collective right to purchase a 40% equity interest in the well to be drilled by the Lessee, prior to Lessee drilling the same.

MICROFILMED

228362

RECEIVED FOR RECORD
NOV 12 1982
AT 2:25 O'CLOCK P.M.
RECORDED NOV 12 1982
IN MOBILE COUNTY RECORDS
VOL. DR 136 PAGE 762-62
Elvis L. Phillips Jr. 00
RECORDER

371047

EASEMENT

In consideration of the sum of ONE dollars (\$ 1.00), the receipt of which is hereby acknowledged, LARRY R. & MARILYN RAMEY (hereinafter whether singular or plural in number, called "Grantor") does hereby grant and convey to General Telephone Company of Ohio, an Ohio Corporation with offices at 100 Executive Drive, Marion, Ohio 43302, its agents, assigns, lessees, licensees and successors (hereinafter collectively called the "Company") the permanent easement and right to construct, reconstruct, enlarge, maintain, operate and remove lines of communications and electric facilities including and/or consisting of such ~~XXXX~~ wires, conduits, cables, ~~XXXXXXXXXX~~, and such other fixtures and appurtenances as the Company may at any time require or deem necessary, and the full right of access and ingress to and egress from the same, across, upon, over, in and/or under the real estate situated in ~~XXXX~~ LOT 99, Township _____, Section _____, in the Township of MONTVILLE, County of MEDINA, State of Ohio and described as follows:

LOCATED IN MEDINA COUNTY, MONTVILLE TWP., LOT 99, DEED VOLUME 505 PAGE 125 PERMANENT PARCEL NUMBER 031-015-00-040-03

DRAWING ON REVERSE SIDE IS EXHIBIT "A", A PART OF THIS AGREEMENT

Said lines and facilities shall be situated within a strip of said real estate, ^{three} rods in width, described as follows or as shown on Exhibit A attached hereto and incorporated by reference herein:

PARALLEL TO AND EXTENDING WEST OF BEARSWAMP RD. (C.H. 52) HIGHWAY RIGHT-OF-WAY LINE AS NOW ESTABLISHED AND AS IT MAY BE LOCATED IN THE FUTURE. COMMENCING AT THE SOUTH PROPERTY LINE OF LARRY R. & MARILYN RAMEY AND COMMON WITH CARROLL TAYLOR, EXTENDING NORTH A DISTANCE OF APPROXIMATELY 3 ± RODS.

The Company is hereby granted the right to trim or cut down all trees and brush within the boundaries of the ^{three} rod strip described above.

The Company hereby agrees to pay for any damages caused by the construction or maintenance of said lines and facilities. Grantor shall not erect any permanent structure within the boundaries of the easement.

The rights and interests herein granted and the agreements herein contained shall be binding upon and inure to the benefit of the heirs, successors, assigns, lessees and licensees of the Grantor and the Company.

In witness whereof this instrument is signed this 9th day of December, 1983.

Signed and acknowledged in the presence of:

Leah A. Wade LEAH A. WADE Tee A. Albrecht TEE A. ALBRECHT

Grantor: Larry R. Ramey LARRY R. RAMEY Marilyn Ramey MARILYN RAMEY

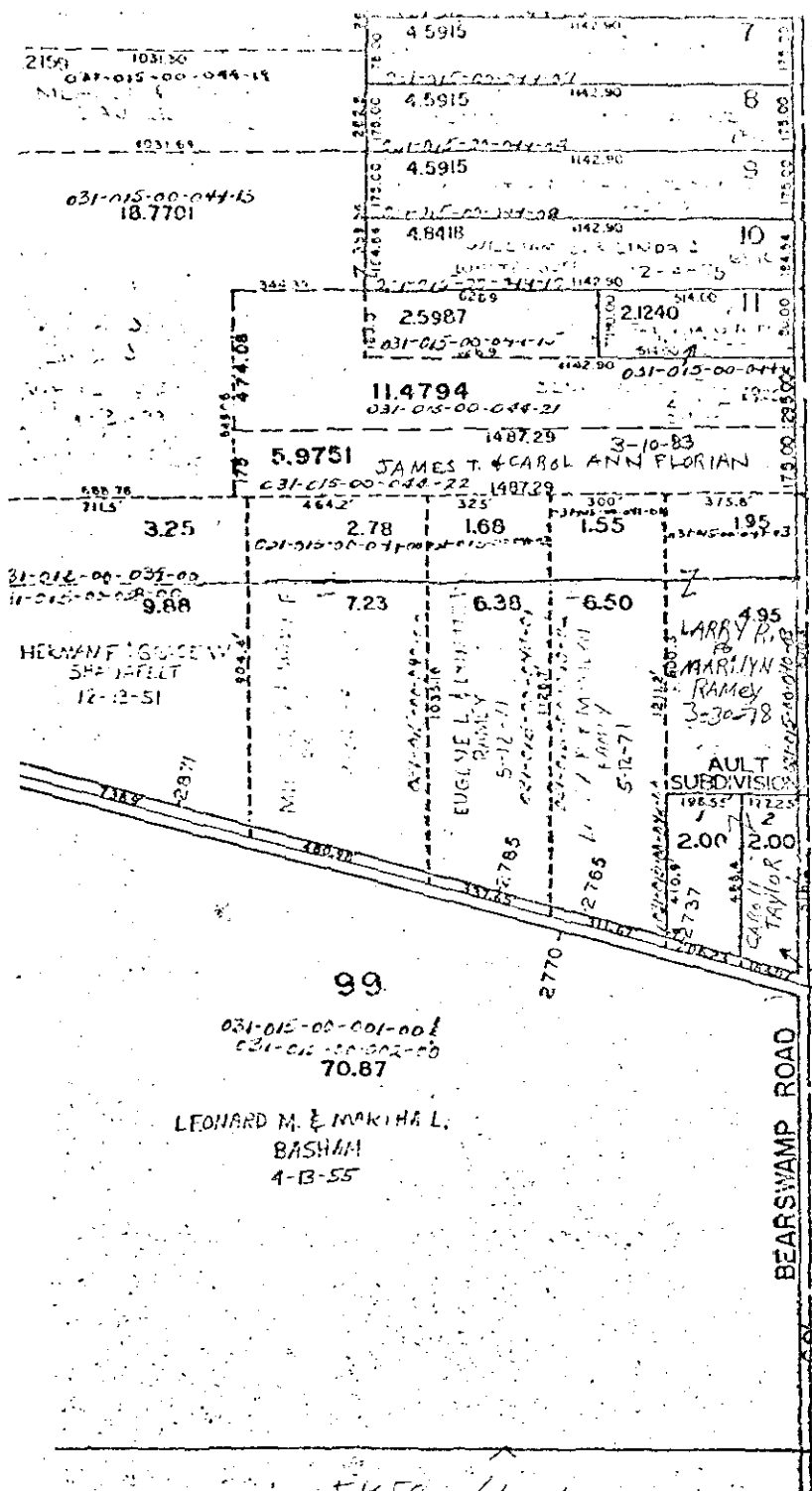
State of Ohio, County of Summit, SS:

Before me, a Notary Public in and for said county, personally appeared the above named Larry Ramey and Marilyn Ramey, who acknowledged that they did sign the foregoing instrument and the same is their free act and deed.

In testimony whereof I have hereunto subscribed my name and affixed my official seal this 9th day of Dec, 1983.

My commission expires Sept. 30, 1987 Leah A. Wade Notary Public





SEE SHARON TOWNSHIP

BEARSWAMP ROAD

5450-61-1208

347239

RECEIVED FOR RECORD
 DEC 14 1983
 AT 1:33 O'CLOCK P.M.
 RECORDED DEC 14 1983
 IN MEDINA COUNTY RECORDS
 VOL. 2185 PAGE 385-6
 Elsie L. Phillips Jeter
 RECORDER FEE 10.00

MICROFILMED