

Situated in the City of Tiffin, County of Seneca, State of Ohio, and is described as follows:

Parcel 1:

Situated in the County of Seneca, in the State of Ohio, and in the First Ward of the City of Tiffin and bounded and described as follows:

And known as being the West half of Lot Number Three Hundred Thirty-One (331), said inlot being in Hedges Second Addition (Plat 1, 10) to said city, save and except, a strip of land fifteen (15) feet more or less off the entire South. End of the West half of said lot number Three Hundred Thirty-One (331), said exception being on the land lying South of the center line of a double garage now located on the West half of said lot number Three Hundred Thirty-one (331) Hedges Second Addition and said exception now being described as:

Situated in the First Ward of the City of Tiffin, County of Seneca and State of Ohio:

Being a parcel of land situated in the Southwesterly part of the Northwesterly one -half (NW 1/2) of lot 331 of the Hedges 2nd Addition in the First Ward of Tiffin, Seneca County, Ohio and being more fully described as follows:

Commencing for the same at an iron pin set at the Northerly corner of Lot 331 of the Hedges 2nd Addition in (Plat 1, 10) the First Ward of Tiffin, Seneca County, Ohio, said point also being on the Southwesterly right of way line of Liberty Street; Thence continuing South 19 degrees and 16 minutes West (S19° 16'W) on and along the Northwesterly line of Lot 331 for a distance of One hundred eighteen and fifty hundredths (118.50') to a point for the place of beginning; Thence continuing South nineteen degrees sixteen minutes West (S19° 16'W) on and along the last mentioned straight line and on and along the said Northwesterly line of Lot 331 for a distance of twenty -one and forty hundredths feet (21.40') to an iron pion set at the Westerly corner of Lot 331;

Thence turning left and continuing South sixty eight degrees, eighteen minutes and eighteen seconds East (S68° 18' 18" E) on and along the Southwesterly line of Lot 331 for a distance of thirty and three hundredths feet (30.03') to an iron pin; Thence turning left and continuing North nineteen degrees and sixteen minutes East (N19° 16'E) for a distance of twenty two and fifty hundredths feet (22.50') to a point;

Thence turning left and continuing North seventy degrees, twenty-four minutes and nineteen seconds West (N70° 24' 19"W) for a distance of thirty and zero hundredths feet (30.00') to a point or the place of beginning.

Containing in all fifteen thousandths of an acre (0.015 ac) of land, more or less.

It is the intention of Grantors to convey all that part of the Northwesterly one -half (NW 1/2) of Lot 331 of the Hedges Second Addition in the First Ward of the City of Tiffin, Seneca County, Ohio, which was not conveyed to Alice C. Wagner by deed recorded in volume 340, page 265 of the Seneca County, Ohio Records.

Also, an easement over and across the South twenty (20) feet of Inlot number three hundred thirty-two (332), Hedges Second Addition, for ingress and egress to the North half of a double garage located on the West half of Inlot number three hundred thirty-one (331).

Parcel 2:

Situated in the First Ward of the City of Tiffin, County of Seneca and State of Ohio:

Being a parcel of land situated in the Southwesterly part of the Northwesterly one -half (NW 1/2) of lot 331 of the Hedges 2nd Addition in the First Ward of Tiffin, Seneca County, Ohio and being more fully described as follows:

Commencing for the same at an iron pin set at the Northerly corner of Lot 331 of the Hedges 2nd Addition in (Plat 1, 10) the First Ward of Tiffin, Seneca County, Ohio, said point also being on the Southwesterly right of way line of Liberty Street; Thence continuing South 19 degrees and 16 minutes West (S19° 16'W) on and along the Northwesterly line of Lot 331 for a distance of One hundred eighteen and fifty hundredths (118.50') to a point for the place of beginning; Thence continuing South nineteen degrees sixteen minutes West (S19° 16'W) on and along the last mentioned straight line and on and along the said Northwesterly line of Lot 331 for a distance of twenty -one and forty hundredths feet (21.40') to an iron pin set at the Westerly corner of Lot 331;

Thence turning left and continuing South sixty eight degrees, eighteen minutes and eighteen seconds East (S68° 18' 18" E) on and along the Southwesterly line of Lot 331 for a distance of thirty and three hundredths feet (30.03') to an iron pin; Thence turning left and continuing North nineteen degrees and sixteen minutes East (N19° 16'E) for a distance of twenty two and fifty hundredths feet (22.50') to a point;

Thence turning left and continuing North seventy degrees, twenty-four minutes and nineteen seconds West (N70° 24' 19"W) for a distance of thirty and zero hundredths feet (30.00') to a point or the place of beginning.

Containing in all fifteen thousandths of an acre (0.015 ac) of land, more or less.

It is the intention of Grantors to convey all that part of the Northwesterly one -half (NW 1/2) of Lot 331 of the Hedges Second Addition in the First Ward of the City of Tiffin, Seneca County, Ohio, which was not conveyed to Alice C. Wagner by deed recorded in volume 340, page 265 of the Seneca County, Ohio Records.

Being the same property conveyed to Megan S. Pitt, from Hai Hang Wang, Volume 419 Page 498 dated 4/2/2020, recorded 4/3/2020, instrument no. 202000220263, in the County of Seneca, OH

Parcel Number(s): Q53011100000000

Property Address: 94 Liberty Street, Tiffin OH 44883

Description Checked

10/21/2024 SLM

11/1/2024 SLM

This document has been reviewed
this 5 day of NOV, 2024

Julie A. Adkins
Seneca County Auditor by CS