

**IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY, OHIO**

JOSEPH K. BLYSTONE et al.,)	CASE NO. 22-CVH-010012
)	
)	
Plaintiffs/Counterclaim Defendants.)	JUDGE SCHUCK
)	
v.)	
)	
SARAH M. CHAMBERS,)	<u>DEFENDANT’S MOTION TO</u>
)	<u>COMPEL STEBELTON SNIDER</u>
)	<u>LPA TO PRODUCE</u>
Defendant/Counterclaim Plaintiff.)	<u>DISCOVERY</u>
)	

Now comes Defendant, Sarah Chambers (“Defendant”), by and through undersigned counsel, and hereby moves this Court to issue an Order compelling Stebelton Snider LPA (“Stebelton Snider”) to produce any and all versions of any trust agreement which appoints Joseph Blystone as trustee or successor trustee.

Initially, it must be remembered that this entire case centers around the allegation that Defendant/Counter-claim Plaintiff defamed Plaintiff/Counter-claim Defendant by filing a complaint with the Ohio Ethics Commission contending that Mr. Blystone was not adhering to campaign finance laws in the management of his campaign. Accordingly, the facts surrounding Mr. Blystone’s campaign finances have been placed at issue in this case by his own filing of his complaint. Nevertheless, underlying both the Defendant’s OEC complaint and her counter-claim in the present case is the general contention that Mr. Blystone has been engaged in a pattern of dishonesty. The document(s) sought by Defendant/Counter-claim Plaintiff with this Motion would serve to reveal yet another instance of that dishonesty.

On April 4, 2022, in accordance with his candidacy for Governor, Plaintiff filed a Financial Disclosure Form with the Ohio Ethics Commission. (“Financial Disclosure Form”; Attached as Exhibit ‘A’). On said Form, Plaintiff was required to disclose any fiduciary relationships that he may have. (Id. at 3). Plaintiff averred to the Ohio Ethics Commission that he did not have any fiduciary relationships. (Id.). However, the Franklin County Recorder’s Office evidences a trust for which the Plaintiff is serving in a fiduciary capacity as trustee and the Memorandum of Trust for which indicates that a copy of the trust document is held at Stebelton Snider LPA. (See Memorandum of Trust and General Warranty Deed; Attached as Exhibit ‘B’). Thus, on April 14, 2022, a subpoena for Stebelton Snider was issued by undersigned counsel and met with an objection from Stebelton Snider based on the attorney-client privilege, which Mr. Blystone asserts presumably because he regards himself as a client of Stebelton Snider by virtue of his role as a successor trustee of the trust in question—a role he expressly denied existed in his financial disclosure to the State of Ohio.

WHEREFORE, given the foregoing, Defendant respectfully moves this Court to issue an Order compelling Stebelton Snider to produce any and all versions of any Trust Agreement which appoints Joseph Blystone as trustee or successor trustee.

Respectfully Submitted:

/s/Laura L. Mills
Laura L. Mills (0063011)
Pierce C. Walker (0097312)
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Counsel for Sarah Chambers

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was sent to Counsel for Plaintiffs via email
this 21st day of April 2022 at the following address:

Joshua J. Brown, Esq.
5086 North High St.
Columbus, Ohio 43214
Phone: (614) 974-2022
Fax: (614) 388-3947
ajosh@joshbrownesq.com
*Counsel for Plaintiffs/
Counterclaim Defendants*

/s/Laura L. Mills
Laura L. Mills Esq. (0063011)



Form No. OEC-2021
OHIO ETHICS COMMISSION
FINANCIAL DISCLOSURE STATEMENT

21

This statement is to be filed in 2022
Financial information for calendar year 2021

Please type or print clearly. See instructions for assistance with this page. Electronic filing available at: disclosure.ethics.ohio.gov

SECTION A. PERSONAL CONTACT INFORMATION

Last Name: Blystone First Name: Joe MI: []

[Redacted Address]

SECTION B. STATUS (Check all that apply)

Candidate
 Write-In Candidate
 Elected office holder
 Appointed (in 2022) to an unexpired term in elective office
 Public Official
 Public Employee
 Voluntary Filer / Other

CANDIDATES: Please list the date of the first election (primary, special, or general) when your name will appear on the ballot.

Month	Day	Year
0	5	032022

FOR OFFICIAL USE ONLY

FILED
Online
4/4/2022
2:08 PM
Confirm #: 1404224708044

SECTION C. PUBLIC POSITION, OFFICE, OR JOB

Position/Title (Example: council member, sheriff, board member, or job title): Governor
 Seeking
 Hold
 Held

Public Entity you serve in 2022, served in 2021, or will serve if elected: State of Ohio

Public Salary: Start Date: End Date:

Month	Day	Year	Month	Day	Year

Uncompensated
 Less than \$16,000
 \$16,000 or more

SECTION D. ADDITIONAL PUBLIC POSITION, OFFICE, OR JOB

Position/Title (Example: council member, sheriff, board member, or job title): []
 Seeking
 Hold
 Held

Public Entity you serve in 2022, served in 2021, or will serve if elected: []

Public Salary: Start Date: End Date:

Month	Day	Year	Month	Day	Year

Uncompensated
 Less than \$16,000
 \$16,000 or more

FOR OHIO ETHICS COMMISSION USE ONLY

Walk-In
 Inter Office
 No Check
 Rev'd by: _____

Filer has answered every required question.
 Filer has not answered these questions:

Date incomplete form returned to filer: _____
 Date completed form returned to: _____



6. CREDITORS OVER \$1,000 - ALL FILERS MUST ANSWER THIS QUESTION:

(For help, see Instructions page 6)

I have no creditors that I am required to list.

Creditor	Creditor
A See Attachment	D
B	E
C	F

7. DEBTORS OVER \$1,000 - ALL FILERS MUST ANSWER THIS QUESTION:

(For help, see Instructions page 6)

I have no debtors that I am required to list.

Debtor	Debtor
A	C
B	D

8. INVESTMENTS OVER \$1,000 - ALL FILERS MUST ANSWER THIS QUESTION:

(For help, see Instructions page 6 and 7)

I have no investments that I am required to list.

Corporation, Trust, Business Trust, Partnership, or Association	Nature of Investment
A	
B	
C	
D	
E	
F	
IF YOU NEED ADDITIONAL SPACE, PLEASE ATTACH A SEPARATE SHEET.	

9. OFFICES/FIDUCIARY RELATIONSHIPS - ALL FILERS MUST ANSWER THIS QUESTION:

(For help, see Instructions page 8)

I have no offices or fiduciary relationships that I am required to list.

Corporation, Trust, Business Trust, Partnership, or Association	Office or Nature of Relationship
A	
B	

SKIP QUESTIONS 10 AND 11 IF YOU ARE ONLY REQUIRED TO FILE AS A:

- College or university trustee
- Candidate for a city, township, school district, or ESC position that is paid less than \$16,000 a year
- City, township, school district, ESC, or sanitary district official or employee serving in a position that is paid less than \$16,000 a year

10. FOOD OR BEVERAGES - ALL FILERS EXCEPT THOSE LISTED IN THE BOX ABOVE MUST ANSWER THIS QUESTION:

I have no sources of meals, food, or beverages that I am required to list.

(For help, see Instructions page 8)

Source of Food or Beverages	Source of Food or Beverages
A	C
B	D



**OHIO ETHICS COMMISSION FORM NO. OEC-2021
FINANCIAL DISCLOSURE STATEMENT INSTRUCTIONS**

EXAMPLES:

Corporation, Trust, Business Trust, Partnership, or Association	Nature of Investment
A ABC Growth Fund	Mutual Fund
B XYZ Corporation	Common Stock
C Mid-Ohio Power	Corporate Bond
D Smith Family Trust	Beneficiary
E Planet Us Company	Stock [Held by Smith Family Trust]*
F Merrill Lynch	Brokerage Account
G 123 Corporation	Stock [Held in Merrill Lynch Account]*
H Janus Large Cap Fund	Mutual Fund [Held in Merrill Lynch Account]*
I LifePath 2030	Deferred Compensation Investment
J Popular Company	Stock in IRA
K MegaGrowth Fund	Mutual Fund in 401(k) Account

* Information in brackets is included for illustration purposes. You are not required to disclose these details on your statement.

QUICK INVESTMENT DISCLOSURE GUIDE
(Advisory Opinion No. 2011-01)

If I have more than \$1,000 invested in a(n).....	Do I need to disclose this investment?	Do I need to list the individual holdings within this investment?
Mutual Fund	Yes	No
Stock	Yes	No
Bond	Yes	No
Brokerage Account	Yes	Yes
Managed Account	Yes	Yes
Trust (Beneficiary)	Yes	Yes
Investment Club Account	Yes	Yes
529 Plan	Yes	Yes
ESA	Yes	Yes
Public Retirement System Account (PERS, STRS, SERS, HPRS, or OPFPF)	No	No
Social Security	No	No

NOTE: You are not required to disclose:

- A. Saving and checking accounts, certificates of deposit, and other deposits with financial institutions; or
- B. Personal identifying information such as social security or investment account numbers.

For more information, please visit ethics.ohio.gov or call (614) 466-7090.



OHIO ETHICS COMMISSION FORM NO. OEC-2021
FINANCIAL DISCLOSURE STATEMENT INSTRUCTIONS

STEP-BY-STEP INSTRUCTIONS

Electronic filing is available at disclosure.ethics.ohio.gov

SECTION A—PERSONAL CONTACT INFORMATION:

Fill in your name, preferred mailing address, county, phone number, and e-mail address. Your e-mail address will be used to provide you with updates and notices about financial disclosure filings.

SECTION B—STATUS:

Check all of the appropriate boxes indicating your status—the reason you are filing this statement. For example, if you are a county elected official who is running for a city elected office, you would check the box for “Candidate” and the box for “Elected office holder.”

Check “Public official” if you are filing a disclosure statement because you have been appointed to a public board or commission (such as a state board, university board of trustees, or board of a sanitary district).

Check “Public employee” if you are filing a disclosure statement because you are an employee of a state or local public agency (such as a state department director, retirement system investment officer, or school district superintendent).

If you are a candidate, please list the date of the first primary, special, or general election in 2022 when your name will appear on the ballot. If you are a write-in candidate, list the date of the first election at which voters can write in your name on the ballot.

SECTION C—PUBLIC POSITION, OFFICE, OR JOB: Information about the public position for which you are filing a disclosure statement.

List your public position or title, such as council member, sheriff, board member, or department director.

List the public entity that you serve in 2022, served in 2021, or will serve if elected. For example, if you are a city council member, list the name of the city. If you are a county sheriff, list the name of the county. If you are a board member, list the name of the board. If you are a department director, list the name of the department.

If you are a candidate seeking the position, check the “Seeking” box. If you are currently serving, check the “Hold” box.

If you served in 2021 or 2022, and are no longer serving, check the “Held” box.

Indicate whether the position you hold, held, or are seeking is uncompensated, or check the box next to the salary category paid for service in the position.

List the start date for the position you hold. If you are an elected official, list the start date for the current term. If you were appointed to an unexpired term in an elected office, your start date is the date you were sworn in to the office. List the end date for the position if there is an end date.

SECTION D—ADDITIONAL PUBLIC POSITION, OFFICE, OR JOB:

If you are required to file a disclosure statement for more than one public position, provide information for the other public position here. If you are not required to file a disclosure statement for more than one public position, skip Section D.



**OHIO ETHICS COMMISSION FORM NO. OEC-2021
FINANCIAL DISCLOSURE STATEMENT INSTRUCTIONS**

QUESTION 1—SOURCES OF INCOME:

For more information, check out FAQs on Income

“Income” Includes:

1. “Gross income” as defined in the federal Internal Revenue Code (26 USC 61); and
2. Interest and dividends on all governmental securities, whether federal, state, or local.

Examples of “gross income” include compensation for services (such as salary), interest, rent, and pensions.

Most filers* must list every source of income, regardless of amount, that: (a) they received in 2021; or (b) any other person received in 2021 for their use or benefit. Following each source of income, briefly describe the services you provided in return for the income.

Another person has received income for your “use or benefit” if the source’s purpose for giving compensation to that person is to provide it for your use or for your benefit. For example, if you are a beneficiary of a trust, the trust earns income for your use or benefit. You must list the trust as a source of income and all sources of income received by the trust. For more information about trust disclosure, see Advisory Opinion No. 2005-01.

If you are paid for your public service, include the public agency as a source of income.

You are **not** required to disclose:

- A. Your spouse’s income sources (although you may benefit from your spouse’s income, he or she usually does not receive income for the purpose of providing it to you [see Advisory Opinion No. 75-036]); or
- B. The names of clients, patients, or customers of your business or practice (simply disclose the business or practice).

Amount of Income: You must also disclose the amount of income you received from any source, IF:

1. The source is doing or seeking to do business with the public agency you serve; or
2. You earned the income because you provided goods or services to a legislative agent (lobbyist).
[See R.C. 101.70 or contact the Joint Legislative Ethics Committee for a list of registered lobbyists.]

EXAMPLES:

Source of Income	Service Provided	Amount* (if required)
A Your Employer(s)	Your position(s)	
B Smith & Jones Co., L.P.A.	Private law practice	
C Your Pension Fund	Retirement	
D XYZ Corporation	Stock dividends	
E Friendly National Bank	Interest on savings account	\$45.00**

** Because this bank is a depository for the filer’s public agency, the amount must also be disclosed.

* **NOTE:** These filers disclose only sources of income over \$500 and are **not** required to disclose amounts of income:

- College or university trustees;
- Any official or employee of a city, school district, ESC, or sanitary district if his or her public position is paid less than \$16,000; and
- Any candidate for an elective office of a city, school district, or ESC if the office is paid less than \$16,000.



**OHIO ETHICS COMMISSION FORM NO. OEC-2021
FINANCIAL DISCLOSURE STATEMENT INSTRUCTIONS**

QUESTION 2—SOURCES OF GIFTS:

For more information, check out FAQs on Gifts

Most filers* list every source of a single gift valued at over \$75 or multiple gifts with a total value of over \$75 that:

- A. You personally received in 2021; and
- B. Any other person received for your use or benefit in 2021.

Another person has received a gift for your "use or benefit" if the giver's purpose for giving a gift to that person is to provide it for your use or for your benefit. For example, if your spouse has received a gift and the giver's purpose is to provide the gift to you, your spouse received the gift for your use or benefit. See Advisory Opinion No. 2009-01

Sources of gifts can include individuals, corporations, or groups of individuals or corporations, such as co-workers, not-for-profit organizations, and trade associations.

You are **not required** to disclose:

- A. The nature of the gift;
- B. Campaign contributions;
- C. Gifts received by will or inheritance or by distribution from a trust established by a spouse or ancestor;
- D. Gifts received from any of these family members: spouse, parents, grandparents, children, grandchildren, siblings, nephews, nieces, uncles, aunts, brothers- or sisters-in-law, sons- or daughters-in-law, or parents-in-law; or
- E. Gifts from any person to whom you stand in the place of a parent.

* **NOTE:** These filers disclose only sources of gifts valued at over \$500:

- College or university trustees;
- Any official or employee of a city, school district, ESC, or sanitary district if his or her public position is paid less than \$16,000; and
- Any candidate for an elective office of a city, school district, or ESC if the office is paid less than \$16,000.

QUESTION 3—IMMEDIATE FAMILY MEMBER:

For more information, check out FAQs on Family Members

List the names of your spouse living in your household and any dependent children.

QUESTION 4—NAMES OF BUSINESSES:

For more information, check out FAQs on Business Names

List all names under which you, or any of the immediate family members you listed in response to Question 3, do business. For example, list the name of any business that you or your immediate family members own or operate.

EXAMPLES:

- A. You are a partner in a law firm named Smith & Jones. You should list "Smith & Jones."
- B. Your spouse who lives with you has an accounting firm called Ace Accounting. You should list "Ace Accounting."
- C. Your dependent child mows lawns under a business called Carl's Lawn Service. You should list "Carl's Lawn Service."



OHIO ETHICS COMMISSION FORM NO. OEC-2021 FINANCIAL DISCLOSURE STATEMENT INSTRUCTIONS

QUESTION 5—LAND (REAL ESTATE):

For more information, check out FAQs on Real Estate

List all of your leasehold and ownership interests in land and real estate located in Ohio.

NOTE: Because of an exception in the law, you are **not required** to disclose:

- A. Your personal residence; or
- B. Any property you use primarily for personal recreation.

QUESTION 6—CREDITORS:

For more information, check out FAQs on Creditors

List the name of any person or business residing or transacting business in Ohio to whom you owe, or owed, in 2021, more than \$1,000 in your own name or in the name of any other person.

For example, if you charged more than \$1,000 on a credit card during 2021, you must disclose the name of the credit card issuer even if you paid off the card during the grace period.

NOTE: Because of an exception in the law, you are **not required** to disclose a creditor if the debt:

- A. Is secured on your personal residence (such as a mortgage or home equity loan);
- B. Is secured on real estate used primarily for personal recreation (such as a home equity loan); or
- C. Results from the ordinary conduct of your business or profession.

QUESTION 7—DEBTORS:

For more information, check out FAQs on Debtors

List the name of anyone residing or transacting business in Ohio who owed you, or any other person for your use or benefit, more than \$1,000 during 2021.

NOTE: Because of an exception in the law, you are **not required** to disclose as a debtor:

- A. A bank or other financial institution if the only money it owes to you is money you deposited with it;
- B. Any person who owes you money as a result of the ordinary conduct of your business or profession; or
- C. Clients or patients who owe you money if you are a lawyer, doctor, or psychologist.

QUESTION 8—INVESTMENTS:

For more information, check out FAQs on Investments
and Advisory Opinion No. 2011-01

List the name of each corporation that is incorporated in, or holds a certificate of compliance to do business in, Ohio, and every trust, business trust, partnership, or association that transacts business in Ohio, in which during 2021:

- A. You had an investment of over \$1,000 at any time during the year; and
- B. Any other person had an investment of over \$1,000 for your use or benefit at any time during the year. For example, investments made by the manager of a trust for which you are the trust beneficiary.

You should list any investment you held at any time in 2021, even if you sold or otherwise disposed of it during the year. Briefly describe the nature of each investment you disclose.

MEMORANDUM OF TRUST
AND
TRUSTEE AFFIDAVIT

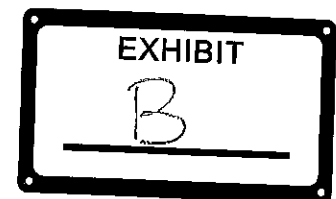
200809230143355
Page: 5 \$62.00 T20080923000
09/23/2008 3:13 PM REP STEBELTON
Robert G. Montgomery
Franklin County Recorder

Pursuant to Section 5301.255 and 317.22 of the Ohio Revised Code, this Memorandum of Trust and Trustee Affidavit has been executed for recording purposes. The undersigned Trustee of the Trust certifies that the Trust was entered into on February 29, 2008 (the "Trust") as more fully set forth below.

1. The Settlor was Rebecca J. Harrison-Blystone, who died on May 15, 2008.
2. The Trustee was Rebecca J. Harrison-Blystone, who is now deceased.
3. The Successor Trustee is Joseph K. Blystone, whose address is 8677 Oregon Road, Canal Winchester, Ohio 43110.
4. The Trust was executed on February 29, 2008.
5. Stebelton, Aranda & Snider, LPA is in possession of the Trust Instrument and said Trust Instrument is located at 109 North Broad Street, Lancaster, Ohio 43130.
6. The powers specified in the Trust relative to the acquisition, sale or encumbering of real property by the Trustee or the conveyance of real property by the Trustee, and any restrictions on those powers are as follows:

See Attached Exhibit "A".


7. The names of the persons who transferred the real property to the Trust were Rebecca J. Harrison-Blystone and Joseph K. Blystone.
8. The corpus of the Trust includes real property in Franklin County, Ohio, as more fully described in Exhibit "B" attached to this Memorandum (the "Property"). Record



ownership of the Property appears in the name of Rebecca J. Harrison-Blystone, Trustee of the Rebecca J. Harrison-Blystone Revocable Trust

This Memorandum contains only selected provisions of the Trust, and reference is made to the full text of the Trust for the full terms and conditions. This Memorandum shall not, in any way, amend or supersede the terms and conditions of the Trust.

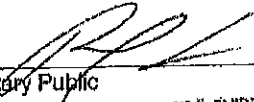
Signed this 12th day of September, 2008.


Joseph K. Blystone, Trustee

STATE OF OHIO, FAIRFIELD COUNTY, ss:

On this 12th day of September, 2008, before me, a Notary Public, in and for said county and state, personally appeared Joseph K. Blystone, Trustee, the individual who executed the foregoing instrument and acknowledged that he did examine and read the same and did sign the foregoing instrument and that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public
RICK L. SNIDER, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

This Instrument prepared by:
RICK L. SNIDER, ESQ.
STEBELTON, ARANDA & SNIDER, LPA
109 North Broad Street, Suite 200
P.O. Box 130
Lancaster, Ohio 43130

EXHIBIT "A"

ARTICLE SEVEN

TRUSTEE'S POWERS OF ADMINISTRATION

A. In addition to and not in limitation of the powers given by law, the Trustee shall have full power:

2. To sell or exchange at public or private sale, lease, pledge, mortgage, donate, abandon or otherwise dispose of, deal with or encumber (for any period of time, whether or not ending during the term of the trust), any real or personal property comprising part of the trust estate;

9. To manage any real estate, paying taxes, assessments, maintenance and other charges; to mortgage the real estate; to make improvements, additions and alterations to the real estate and to charge expenses to principal or income as the Trustee deems equitable;

EXHIBIT "B"

TRACT ONE:

Situated in the northeasterly and the northwesterly quarters of Section 11, Township 10, Range 21, Mathew's survey of Congress Lands and being a part of the lands conveyed to Ian M. Harrison et al, as conveyed by Instrument 200002070025517, and recorded in the Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a 3/4" pipe set at the center of section 11, in the westerly line of the Barbara L. Weidner & Edith VanFossen Surv. Trs., 113.57 acre tract, Inst. No. 199709250102230, and the northeasterly corner of the Thomas & Jean Powers, 100 acre tract, OR 16535-P-17, thence N 87° 19' 21" W, 1085.20 feet, with the line between the Harrison & Powers lands, to a 3/4" pipe set in said line;

thence N 02° 39' 09" E, 1338.58 feet, into the Harrison lands, to a 3/4" pipe set, in an existing field fence;

thence S 87° 18' 17" E, 1085.20 feet, with the aforesaid field fence, to a 3/4" pipe set in the north-south 1/2 section line;

thence S 84° 09' 29" E, 1932.10 feet, in the aforesaid Harrison lands, to a 3/4" pipe set;

thence S 87° 25' 50" E, 672.16 feet, to a 3/4" pipe set in the westerly R/W of Oregon Road, Franklin Co. Commissioners, 1.4625 acre tract, OR 634-J-01

thence S 13° 42' 57" E, 9.86 feet, with the aforesaid R/W, to a 3/4" pipe set at the southwesterly corner of said 1.4625 acre tract;

thence S 87° 01' 00" E, 25.00 feet, to a mag nail set in the center line of Oregon Road, which bears S 02° 59' 49" E, 1447.01 feet from FCB Mon #9770;

thence S 02° 59' 00" W, 190.35 feet, along said the C/L of Oregon Road, to a RRS found at the northeasterly corner of the Besky Fenton 5.78 acre tract, O.R. 5245-P-07;

thence N 87° 25' 50" W, 700.00 feet to a 3/4" pipe found at the northwesterly corner of the aforesaid 5.78 acre tract, passing a 3/4" pipe found at 30.00 feet;

thence S 02° 59' 00" W, 360.00 feet, with the westerly line the aforesaid 5.78 acre tract, to a 3/4" pipe found at the southwesterly corner of said tract;

thence S 87° 25' 50" E, 700.00 feet, to a RRS found at the southeasterly corner of the aforesaid 5.78 acre tract and in the center of Oregon Road, passing a 3/4" pipe found at 670.00 feet;

thence South 02° 59' 00" W, 200.00 feet, with the C/L of Oregon Road, to a mag nail set in said line at the northeasterly corner of the Barbara L. Weidner & Edith VanFossen Surv. Trs. 113.57 acre tract, Instrument No. 199709250102230;

thence N 87° 30' 59" W, 2624.72 feet, with the line between the Harrison and VanFossen lands, to a 3/4" pipe set at a common corner of said tracts and in the north-south 1/2 section line, passing a 3/4" pipe at 25.00 feet;

thence S 02° 39' 08" W, 464.04 feet, with the aforesaid property and 1/2 section line, to the place of beginning;

to contain 75.9443 acres be the same more or less of which 33.3436 acres lies in the northwesterly quarter of section 11 and 42.6007 acres lies in the northeasterly quarter of section 11, being subject to all legal easements, restrictions and conditions of record.

Basis of bearings: C/L Oregon Road= N 02° 59' 00" E, / per Fra. Co. Rd. No. 222 Plan dated 1980.

TRACT TWO:

Situated in the Township of Madison, County of Franklin, State of Ohio and in the Northeast Quarter of Section 11, Township 10, Range 21, Mathew's Survey of Congress lands and being a part of the 130.89 acre tract conveyed to Virgil C. Harrison as recorded in Deed Book 1688, page 237, Recorder's Office, Franklin County, Ohio. More particularly bounded and described as follows:

beginning at a railroad spike set in the center of Oregon Road on the East line of the above mentioned 130.89 acre tract and Quartersection, which bears South 04 degrees 00 minutes West 1637.36 feet from a concrete monument found at the Northeast corner of said Quartersection and 130.89 acre tract;

thence North 86 degrees 25 minutes 11 seconds West 700.00 feet to a $\frac{1}{2}$ inch pipe set for a corner, passing a $\frac{1}{2}$ inch pipe set at 30.00 feet;

thence South 04 degrees 00 minutes West 360.00 feet to a $\frac{1}{2}$ inch pipe set for a corner;

thence South 86 degrees 25 minutes 11 seconds East parallel to the North line of the tract herein described 700.00 feet to a railroad spike set in the East line of said 130.89 acre tract and Quartersection, in the center of Oregon Road, passing a $\frac{1}{2}$ inch pipe set at 670.00 feet;

thence North 04 degrees 00 minutes East with said property, section and center line 360.00 feet to the place of beginning;

to contain 5.78 acres, be the same more or less and subject to all easements, restrictions and conditions as the same may be of record.


0-052-A
ALL OF
(180)

5320
+

0-051-D
(181)

1357
+

0-052-A
(181)
1287

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E.	
BY: <i>DR</i>	
DATE: 3-12-08	

200803130038566
Pg: 3 \$36.00 T20080317489
03/13/2008 12:16PM MEP:STEBELTON
Robert S. Nonheiser
Franklin County Recorder

GENERAL WARRANTY DEED

REBECCA J. HARRISON-BLYSTONE fka REBECCA FENTON and JOSEPH K. BLYSTONE, her husband, the Grantors for Ten Dollars (\$10.00) and other valuable consideration paid, grant with general warranty covenants to REBECCA J. HARRISON-BLYSTONE, TRUSTEE OF THE REBECCA J. HARRISON-BLYSTONE REVOCABLE TRUST the Grantee, whose tax mailing address is 8677 Oregon Road, Canal Winchester, Ohio 43110, the following described REAL PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL NO. 181-001287-00; 181-001357-00; 180-005320-00

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments.

JOSEPH K. BLYSTONE, husband of REBECCA J. HARRISON-BLYSTONE, hereby releases all right of dower herein.

Prior Instrument Reference: Official Record Volume 05245, Page F07 and Instrument No. 200012280261039 in the Office of the Recorder of Franklin County, Ohio.

GRANTORS do hereby covenant and warrant unto said GRANTEE, the GRANTEE'S heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantors were lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantors have good right to sell and convey the same to the Grantees, the Grantee's heirs, assigns and successors, and that the Grantors do warrant and do hereby agree to defend the same to the Grantee, the Grantee's heirs, assigns, or successors, forever, against the lawful claims and demands of all persons.

Executed on this 29th day of February, 2008.

TRANSFERRED

MAR 13 2008

FRANKLIN COUNTY, OHIO

Rebecca J. Harrison Blystone
REBECCA J. HARRISON-BLYSTONE fka
REBECCA FENTON

902865
CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Joseph K. Blystone
JOSEPH K. BLYSTONE

STATE OF OHIO

COUNTY OF FAIRFIELD, SS.

The foregoing instrument was acknowledged before me this 29th day of February, 2008, by REBECCA J. HARRISON-BLYSTONE fka REBECCA FENTON and JOSEPH K. BLYSTONE, her husband, the Grantors and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]
Notary Public, State of Ohio
My commission expires:

This instrument prepared by STEBELTON, ARANDA & SNIDER, A Legal Professional Association, 109 North Broad Street, Lancaster, Ohio 43130

EXHIBIT "A"

TRACT ONE:

Situated in the northeasterly and the northwesterly quarters of Section 11, Township 10, Range 21, Mathew's survey of Congress Lands and being a part of the lands conveyed to Ina M. Harrison et al, as conveyed by Instrument 200002070025517, and recorded in the Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a 3/4" pipe set at the center of section 11, in the westerly line of the Barbara L. Weidner & Edith VanFossen Surv. Trs., 113.57 acre tract, Inst. No. 199709250102230, and the northeasterly corner of the Thomas & Jean Powers, 100 acre tract, OR 16535-J-17, thence N 87° 19' 21" W, 1085.20 feet, with the line between the Harrison & Powers lands, to a 3/4" pipe set in said line;

thence N 02° 39' 09" E, 1338.58 feet, into the Harrison lands, to a 3/4" pipe set, in an existing field fence;

thence S 87° 18' 17" E, 1085.20 feet, with the aforesaid field fence, to a 3/4" pipe set in the north-south 1/2 section line;

thence S 84° 09' 29" E, 1932.10 feet, in the aforesaid Harrison lands, to a 3/4" pipe set ;

thence S 87° 25' 50" E, 672.16 feet, to a 3/4" pipe set in the westerly R/W of Oregon Road, Franklin Co. Commissioners, 1.4625 acre tract, OR 634-J-01

thence S 13° 42' 57" E, 9.86 feet, with the aforesaid R/W, to a 3/4" pipe set at the southwesterly corner of said 1.4625 acre tract;

thence S 87° 01' 00" E, 25.00 feet, to a mag nail set in the center line of Oregon Road, which bears S 02° 59' 49" E, 1447.01 feet from FCE Mon #9770;

thence S 02° 59' 00" W, 190.35 feet, along said the C/L of Oregon Road, to a RRS found at the northeasterly corner of the Beaky Penton 5.78 acre tract, O.R. 5245-F-07;

thence N 87° 25' 50" W, 700.00 feet to a 3/4" pipe found at the northwesterly corner of the aforesaid 5.78 acre tract, passing a 3/4" pipe found at 30.00 feet;

thence S 02° 59' 00" W, 360.00 feet, with the westerly line the aforesaid 5.78 acre tract, to a 3/4" pipe found at the southwesterly corner of said tract;

thence S 87° 25' 50" E, 700.00 feet, to a RRS found at the southeasterly corner of the aforesaid 5.78 acre tract and in the center of Oregon Road, passing a 3/4" pipe found at 670.00 feet;

thence South 02° 59' 00" W, 200.00 feet, with the C/L of Oregon Road, to a mag nail set in said line at the northeasterly corner of the Barbara L. Weidner & Edith VanFossen Surv. Trs. 113.57 acre tract, Instrument No. 199709250102230;

thence N 87° 30' 59" W, 2624.72 feet, with the line between the Harrison and VanFossen lands, to a 3/4" pipe set at a common corner of said tracts and in the north-south 1/2 section line, passing a 3/4" pipe at 25.00 feet;

thence S 02° 39' 08" W, 464.04 feet, with the aforesaid property and 1/2 section line, to the place of beginning;

to contain 75.9443 acres be the same more or less of which 33.3436 acres lies in the northwesterly quarter of section 11 and 42.6007 acres lies in the northeasterly quarter of section 11, being subject to all legal easements, restrictions and conditions of record.

Basis of bearings: C/L Oregon Road= N 02° 59' 00" E, / per Fra. Co. Rd. No. 222 Plan dated 1980.