

**COLUMBIANA COUNTY SHERIFF RAYMOND L. STONE**  
**Property Description Approval Form**

Case No.:	2016 CV 00432
Property Address:	45888 Yeager Road, East Liverpool, OH 43920
Plaintiff:	Bank of America, N.A.
Defendant:	John R. Russell and Wilda K. Russell
Submitted By:	The Law Offices of John D. Clunk Co., L.P.A.
Attorney & I.D. #:	Charles V. Gasior #0075946
Attorney's Phone #:	(330) 436-0300
Contact Person:	Gregory Bennett 16-03209
Contact Phone #:	(330) 436-0300 Ext. 2238

The attached legal description has been reviewed by the County Engineers Office, Tax Map Department. The property address, parcel number(s) and deed reference number(s) **must be listed under the legal description (no exceptions)**. You may use a copy of the prior deed which will contain all of this information.

This document along with the "stamped approved" original legal description must be attached to the Order of Sale when filed with the Columbiana County Clerk of Courts. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand lettered documents may be rejected if the document is not legible or will reproduce to department standards. Machine printed or drafted documents preferred.

**\*\*Internal Use Only\*\***

**The following information has been reviewed and verified by the County Engineers Office, Tax Map Department.**

**Disapproved for the following reason(s):**

- \_\_\_\_\_ Legal Description does not match information as submitted
  - \_\_\_\_\_ Parcel number does not match legal description information as submitted
  - \_\_\_\_\_ Legal name does not match information as submitted
  - \_\_\_\_\_ Other:
- The document information must be corrected and resubmitted for approval.**

16-03209

**45888 Yeager Road, East Liverpool, OH 43920**

**Legal Description:**

Tract One (40-00548.000):

Situated in the Township of Madison, County of Columbiana and State of Ohio:

Situated in the State of Ohio, County of Columbiana and being a part of Section 25, Madison Township 10, Range 2 and being more fully described by commencing at the northeast corner of Section 25, and running thence with the north line of said section West a distance of 1104.06 feet to the place of beginning of the tract herein described; thence with the northeasterly line of lands of grantor S 46-15 E a distance of 653.82 feet to the centerline of Yeager Drive; thence with said line S 39-54 W a distance of 150.0 feet to a point; thence N 46-15 W a distance or 820,23 feet to the north line of Section 25; thence with said line East a distance of 216.43 feet to the place of beginning, containing in area 2.5 acres, more or less, but subject to all legal highways.

Tract Two (40-00547.000):

Situated in the Township of Madison, County of Columbiana, State of Ohio, and known as and being a part of the Northeast quarter of Section 25, Township 10, Range 2, and being bounded and described as follows:

Commencing at the Northeast corner of Section 25, and running thence with the section line, West, a distance of 266.19 to a point in the center of a public road as now traveled; thence with the center of said public road as now traveled, South 38 degrees 57 minutes West, a distance of 426.51 feet to the place of beginning of the herein described tract; thence further with the center of said road as now traveled, South 38 degrees 57 minutes West, a distance of 154.53 feet to a point; thence North 46 degrees 15 minutes West, a distance of 653.82 feet to a point on the North line of Section 25; thence with the North line of Section 25, East a distance of 219.06 feet to a point; thence South 46 degrees 15 minutes East, a distance of 480.08 feet to the place of beginning, containing in arc 2.00 acres of land, being in the area more or less, but being subject to the aforementioned public road.

**Parcel Number(s):** 40-00547.000 and 40-00548.000

**Prior Deed Info.:** Survivorship Deed, Recorded in Book 1331, page 844, Filed on 12/03/2004

Address: 45888 Yeager Road, East Liverpool, OH 43920

PRE-APPROVED TAX MAP DEPARTMENT	<input checked="" type="checkbox"/>
LEGAL SUFFICIENT	<input type="checkbox"/>
LEGAL INSUFFICIENT	<input type="checkbox"/>
CHANGES	<i>8/29/06</i>