



DocId:8150027

Tx:4115814

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

Instrument Book Page
202501035460 OR 2203 1937

JUN 16 2025

202501035460

FEE \$

EXEMPT
Geauga County Auditor
BY: *[Signature]*

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder

06/17/2025 02:42 PM

D 34.80

OR Book 2203 Page 1937

SURVIVORSHIP DEED

[O.R.C. Section 5302.17]

KNOW ALL MEN BY THESE PRESENTS THAT **CHRISTINE M. MARCONI** (married) the Grantor, for valuable consideration of ten dollars (\$10.00) paid, grant(s), with general warranty covenants, to **CHRISTINE M. MARCONI and LOUIS A. MARCONI** (wife and husband), the Grantees, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 8388 Ridgewood Lane, Novelty, Ohio 44072, all interest in the real property described herein:

Situated in the Township of Claridon, County of Geauga and State of Ohio:
And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey
within the said Township and described as follows:

Beginning at an iron pipe on the westerly line of the Middlefield Concord Road (66 feet wide) so called, and the northerly line of lands conveyed Aug. 5, 1932 to Ely P. Phillips et al by deed recorded at Vol. 193, Page 320 of Geauga County Record of Deeds.

Thence west, along said Phillips line, a distance of 3314.75 feet to an iron pipe on the easterly line of lands (Parcel No. 1) conveyed Aug. 25, 1934 to Lillian M. Dimmick by deed recorded at Vol. 195, Page 611 of Geauga County Record of Deeds.

Thence North 0 deg. 21 min. west, along the said Dimmick line, A distance of 403.3 feet.

Thence east, a distance of 3166.9 feet to the aforementioned westerly line of the Middlefield-Concord Road.

Thence south 20 deg. 26 min. 30 sec. east, along the said road line a distance of 430.4 feet to the place of beginning and containing 30 acres, according to F.R. Zethmayr Surveyor.

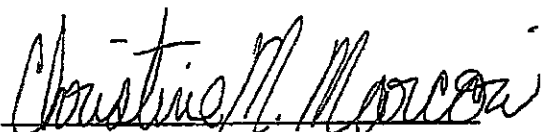
DESCRIPTION
Reviewed by CEH
Date 6-16-25
GEAUGA COUNTY AUDITOR
*VOL 2201, PG 245

PPN: 12-004600

Property Address: 11976 Old State Road, Chardon, Ohio 44024

Prior Instrument Reference: 202501033823*

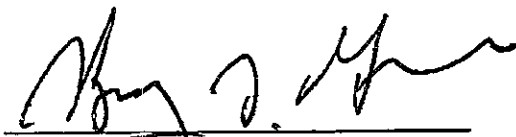
Executed this 23 day of May, 2025.


CHRISTINE M. MARCONI, Grantor

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named CHRISTINE M. MARCONI who acknowledged that she did sign this General Warranty Deed and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Lyndhurst, Ohio this 23 day of May, 2025.



NOTARY PUBLIC

BRADLEY L. GREENE, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R. C.

Document prepared by:
Bradley L. Greene, Esq. (0042652)
5001 Mayfield Rd., Suite 201
Lyndhurst, Ohio 44124
Phone: (216) 346-7002
Fax: (216) 381-3865
bg@bradleygreene.com

{tr}



DocId:8147032

Tx:4113220

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

MAY 01 2025

FEE\$ EXEMPT
Geauga County Auditor
BY: [Signature]

Instrument	Book	Page
202501033823	OR 2201	245

202501033823

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder
05/01/2025 12:58 PM
AFDT 50.00
OR Book 2201 Page 245

AFFIDAVIT TO TRANSFER REAL PROPERTY TO TRANSFER ON DEATH
BENEFICIARY OR TO CONTINGENT TRANSFER ON DEATH BENEFICIARY
[Pursuant to ORC § 5302.22 (C)]

STATE OF OHIO,
COUNTY OF CUYAHOGA, ss:

Christine M. Marconi, being first duly cautioned and sworn, states she
has personal knowledge of the following information:

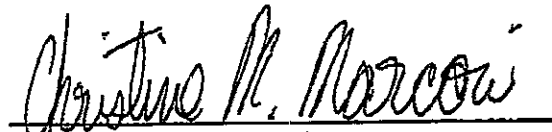
1. I am the daughter of Richard B. Gilmore.
2. The record owner of the real property located at 11976 Old State Road,
Chardon, Ohio 44024, described on Exhibit A attached hereto and incorporated
herein, is Richard B. Gilmore.
3. Richard B. Gilmore died on or about March 12, 2025; a certified copy of
the death certificate is attached hereto and incorporated herein as Exhibit B.
4. The following person, designated as Transfer on Death Beneficiary
pursuant to a certain Transfer on Death Designation Affidavit dated February 25,
2025 and recorded on February 26, 2025 at 202501031770 (PPN 12-004600) in
the Recorder's Office, Geauga County, Ohio, was in existence on the date of
Richard B. Gilmore's death:

Christine M. Marconi
8388 Ridgewood Lane
Novelty, OH 44072

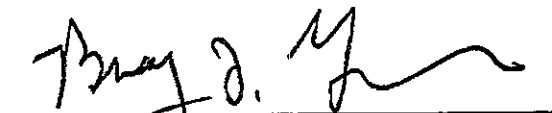
{tr}

5. All records should reflect that the real property described herein is hereby transferred from Richard B. Gilmore to **Christine M. Marconi**.

Further, Affiant saith naught.


Christine M. Marconi

Sworn to before me and subscribed in my presence this 21st day of April, 2025.


Notary Public

BRADLEY L. GREENE, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R. C.

Document prepared by:

Bradley L. Greene
Attorney at Law
5001 Mayfield Rd., Suite 201
Lyndhurst, OH 44124
(216) 346-7002
bg@bradleygreene.com

Exhibit A

Situated in the Township of Claridon, County of Geauga and State of Ohio:
And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey
within the said Township and described as follows:

Beginning at an iron pipe on the westerly line of the Middlefield
Concord Road (66 feet wide) so called, and the northerly line of lands
conveyed Aug. 5, 1932 to Ely P. Phillips et al by deed recorded at
Vol. 193, Page 320 of Geauga County Record of Deeds.

Thence west, along said Phillips line, a distance of 3314.75 feet
to an iron pipe on the easterly line of lands (Parcel No. 1) conveyed
Aug. 25, 1934 to Lillian M. Dimmick by deed recorded at Vol. 195,
Page 611 of Geauga County Record of Deeds.

Thence North 0 deg. 21 min. west, along the said Dimmick line,
A distance of 403.3 feet.

Thence east, a distance of 3166.9 feet to the aforementioned westerly
line of the Middlefield-Concord Road.

Thence south 20 deg. 26 min. 30 sec. east, along the said road
line a distance of 430.4 feet to the place of beginning and contain-
ing 30 acres, according to F.R. Zethmayr Surveyor.

DESCRIPTION

Reviewed by CEH

Date 4-30-25

GEAUGA COUNTY AUDITOR

*VOL 2198, Pg 445

{tr}



DocId:8142197

Tx:4108948

Instrument	Book	Page
202501031770	OR 2198	445

202501031770

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder
02/26/2025 10:07 AM
AFDT 42.00
OR Book 2198 Page 445

STATE OF OHIO) TRANSFER ON DEATH DESIGNATION AFFIDAVIT
COUNTY OF GEAUGA) [O.R.C Section 5302.22]

Richard B. Gillmore being first duly sworn according to law, and states as follows:

1. That Affiant, Richard B. Gillmore, a widowed and not remarried individual, is the owner of record of the following real property located at: 11976 Old State Road, Chardon, Ohio 44024 as recorded at 202401030035, Geauga County deed records:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Subject to restrictions, conditions, limitations, reservations and easements, if any of record.

Prior Instrument Ref. No.: 202401030035

Permanent Parcel No.: 12-004600

Address of Parcel: 11976 Old State Road, Chardon, Ohio 44024

2. That title of record to the above property is held by Affiant as follows:

☐ Sole Owner
☒ Tenant(s) in Common
☐ Tenant(s) in Survivorship
☐ Tenants by the Entireties

3. That Affiant hereby designates the entire undivided interest in the property held by Affiant for transfer on his death to the following individuals in the following percentages, as sole transfer on death beneficiaries, to receive the title of Affiant upon his death:

Christine M. Marconi (100%)

4. That the Affiant states that his dower rights are subordinate to the vesting of title to the real property in the transfer on death beneficiaries designated herein.
5. This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Richard B. Gillmore 225, 1925
RICHARD B. GILLMORE DATE

Sworn to and subscribed before me this 25 day of February, 2025.

Justin Greninger
Notary Public

This Instrument prepared by:

Bradley L. Greene, Esq. (0042652)
5001 Mayfield Rd., Suite 201
Lyndhurst, Ohio 44124
(216) 575-5200
(216) 381-3865 (fax)
bg@bradleygreene.com



Exhibit A

Situated in the Township of Claridon, County of Geauga and State of Ohio:
And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey
within the said Township and described as follows:

Beginning at an iron pipe on the westerly line of the Middlefield
Concord Road (66 feet wide) so called, and the northerly line of lands
conveyed Aug. 5, 1932 to Ely P. Phillips et al by deed recorded at
Vol. 193, Page 320 of Geauga County Record of Deeds.

Thence west, along said Phillips line, a distance of 3314.75 feet
to an iron pipe on the easterly line of lands (Parcel No. 1) conveyed
Aug. 25, 1934 to Lillian M. Dimmick by deed recorded at Vol. 195,
Page 611 of Geauga County Record of Deeds.

Thence North 0 deg. 21 min. west, along the said Dimmick line,
A distance of 403.3 feet.

Thence east, a distance of 3166.9 feet to the aforementioned westerly
line of the Middlefield-Concord Road.

Thence south 20 deg. 26 min. 30 sec. east, along the said road
line a distance of 430.4 feet to the place of beginning and contain-
ing 30 acres, according to F.R. Zethmayr Surveyor.



DocId:81387488

Tx:4106269

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

DEC 27 2024

FEES EXEMPT

Geauga County Auditor

BY: Michelle [Signature]

Instrument	Book	Page
202401030035	OR 2195	2235

202401030035

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder
12/27/2024 01:44 PM

D	50.00
OR Book 2195	Page 2235

This space is reserved for Recorder's use only.

Ohio Quitclaim Deed

State of Ohio, County of Geauga

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Zero US Dollars (\$ 0) in hand, paid to

Richard B. Gillmore (parent) (widowed),

with an address of

13043 Fairfield Trail, Chesterland, OH 44026

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Christine M. Marconi (child) (married),

and Richard B. Gillmore (parent) (widowed) with an address of

8388 Ridgewood Lane, Novelty, OH 44072

(the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Geauga County, Ohio, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number

12-004600

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Christine M. Marconi (married)

Address: 8388 Ridgewood Lane, Novelty, OH 44072

Prior deed reference number: VOLUME 822, PAGE 167-168

{tr}

This instrument was prepared by:

Name: Jeffrey Gorman, notary public
Address: 4727 Goddingville Road, Medina OH 44256

After recording, return to:

Name: Christine M. Marconi
Address: 8388 Ridgewood Lane, Novelty, OH 44072

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinafter.

Grantor Signature: Richard B. Gillmore Date: 12/18/2024
Printed Name: Richard B. Gillmore

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Ohio
County of Geauga)

On Dec. 18, 2024 before me, Jeffrey Gorman,
personally appeared Richard B. Gillmore,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Ohio that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature Jeffrey Gorman
Printed Name Jeffrey Gorman
My Commission Expires 8-12-2025



JEFFREY GORMAN
Notary Public
State of Ohio
My Comm. Expires
August 12, 2025

(Seal)

Exhibit A

369799

CONTINENTAL TITLE
ORDER NO. 25-1712

WARRANTY DEED 102X - (Joint & Survivor Form)
Revised 1988

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883



That we, HOMER E. BENSON and JOANNE V. BENSON, husband and wife
the Grantors,
who claim title by or through instrument, recorded in Volume 435, Page 742, County
Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for
the sum of -----Ten and no/100----- Dollars (\$--10.00--)
received to our full satisfaction of RICHARD B. GILLMORE and SALLY G.
GILLMORE

for their joint lives, remainder to the survivor of them the Grantees,
whose TAX MAILING ADDRESS will be 13043 Fairfield Trail, Chesterland, OH.
44026 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them,
his or her heirs and assigns, the following described premises, situated in the Township of
Claridon, County of Geauga and State of Ohio:

And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey
within the said Township and described as follows:
Beginning at an iron pipe on the westerly line of the Middlefield
Concord Road (66 feet wide) so called, and the northerly line of lands
conveyed Aug. 5, 1932 to Ely P. Phillips et al by deed recorded at
Vol. 193, Page 320 of Geauga County Record of Deeds.
Thence west, along said Phillips line, a distance of 3314.75 feet
to an iron pipe on the easterly line of lands (Parcel No. 1) conveyed
Aug. 25, 1934 to Lillian M. Dimmick by deed recorded at Vol. 195,
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Thence North 0 deg. 21 min. west, along the said Dimmick line,
a distance of 403.3 feet.
Thence east, a distance of 3166.9 feet to the aforementioned westerly
line of the Middlefield-Concord Road.
Thence south 20 deg. 26 min. 30 sec. east, along the said road
line a distance of 430.4 feet to the place of beginning and contain-
ing 30 acres, according to F.R. Zethmayr Surveyor.✓

DESCRIPTION
Reviewed by NOI
Date 12-27-2014
GEAUGA COUNTY AUDITOR

This conveyance has been examined
and the Grantor has complied with
Section 31.02 of the Ohio Revised
Code.
FEE \$ 77.50
PERMISSIVE \$ 7.50
EXEMPT _____
RICHARD J. MAKOWSKI
County Auditor

Geauga County Auditor
ON OUR STATE
Reviewed by NOI
date 12-5-88

VOL 822 PAGE 167

GEORGE B. BROWN SERVICES, INC.
DEED NO. 68063K

be the same more or less, but subject to all legal highways.

{tr}

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

Instrument Book Page
202401030033 OR 2195 2227

DEC 27 2024

202401030033

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder
12/27/2024 01:44 PM
AFDT 50.00
OR Book 2195 Page 2227

FEE\$ EXEMPT
Geauga County Auditor
BY: Michelle Gorman

STATE OF OHIO
COUNTY OF GEAUGA
AFFIDAVIT OF SURVIVING SPOUSE
OR JOINT SURVIVORSHIP
O.R.C. 5302.17

Richard B. Gillmore, being first duly sworn, deposes and says:

1) That she/he Richard B. Gillmore and Sally G. Gillmore are
joint owners of property under a duly recorded survivorship or tenancy by entireties
deed. 13043 Fairfield Trail

2) Said property is known as 11976 Old State Road
Chesterland Chardon, Geauga County, State of Ohio, and is further
described as Permanent Parcel # 11-118100
12-004600 on the records of the Geauga
County Auditor. A full legal description of said property is stated in the survivorship
or entireties deed which is recorded in the records of the Geauga County Recorder
in Volume 886 925-926
822 Page 167-168, and a copy of the legal description which
is attached hereto.*

3) That Sally G. Gillmore died on or about
November 6, 2021 at Chardon, Ohio

and said certificate of death is attached hereto.

4) That by virtue of the death of the party listed in Item #3 above, she/he is the fee
simple owner of the above described property.

*Excepting:

Richard B. Gillmore

Sworn to and subscribed before me this 24th day of December, 2024.

Jeffrey Gorman
Notary Public

Prepared by: Jeffrey Gorman
Address: 4727 Coddington Road
Medina, OH 44256

Rev 2/2000



JEFFREY GORMAN
Notary Public
State of Ohio
My Comm. Expires
August 12, 2025

405266

GENERAL WARRANTY DEED

KATHRYN BROWN GILLMORE, widowed and not remarried, of Geauga County, Ohio, for valuable consideration paid, grants with general warranty covenants to RICHARD B. GILLMORE and SALLY G. GILLMORE, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 13043 Fairfield Trail, Chesterland, Ohio 44026, the following real property:

Situated in the Township of Chester, County of Geauga, and State of Ohio:

And known as being subplot 61 in County Line Estates Subdivision No. 6 as recorded in Volume 8, Page 20 of Geauga County Record of Plats, as appears by said plat, be the same more or less, but subject to all legal highways.

The within described premises shall be bound by the same restrictions, covenants, conditions and agreements contained in deed recorded in Volume 389, Page 459 of deed records of Geauga County, which are incorporated in this deed, as though the same were herein rewritten at length.

Said Grantor covenants that the granted premises are free from all encumbrances, whatsoever, EXCEPT restrictions of record, if any, zoning ordinances, and taxes and assessments, both general and special, for the first half of 1991, and thereafter; and EXCEPT the restrictions, reservations and covenants contained in a certain deed from Brudoco, Inc., to Braeburn Park, Inc., which deed is recorded in Vol. 389, Page 459 of Geauga County Deed Records.

Prior Instrument Reference: Vol. 409 Page 913.

WITNESS my hand this 23 day of October, 1991.

WITNESSES:

GRANTOR

[Signature]
 William C. Horstetter

[Signature]
 Joann C. Blaha

Legibility poor on
 original instrument.
 Catherine H. Heiden
 Recorder-Geauga Co.

[Signature]
 KATHRYN BROWN GILLMORE

[Signature]
 Richard J. Makowski
 Auditor

This conveyance has been examined
 and the Grantor has complied with
 Section 319.202 of the Ohio Revised
 Code.
 FEE \$ _____
 PERMISSIVE \$ _____
 EXEMPT ☒
 RICHARD J. MAKOWSKI
 County Auditor

Reviewed by *[Signature]* M. Date 11-8-91
 GEAGA COUNTY AUDITOR

[Vol. 886 PAGE 925]

369799

WARRANTY DEED 102X — (Joint & Survivor Form)
Revised 1932

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883

CONTINENTAL TITLE
ORDER NO. 25-1717



That we, HOMER E. BENSON and JOANNE V. BENSON, husband and wife

, the Grantors,

who claim title by or through instrument, recorded in Volume 435, Page 742, County

Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for

the sum of -----Ten and no/100----- Dollars (\$--10.00--)

received to our full satisfaction of RICHARD B. GILLMORE and SALLY G. GILLMORE

for their joint lives, remainder to the survivor of them the Grantees,

whose TAX MAILING ADDRESS will be 13043 Fairfield Trail, Chesterland, OH: 44026

Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them, his or her heirs and assigns, the following described premises, situated in the Township of Claridon, County of Geauga and State of Ohio:

And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey within the said Township and described as follows:

Beginning at an iron pipe on the westerly line of the Middlefield Concord Road (66 feet wide) so called, and the northerly line of lands conveyed Aug. 5, 1932 to Ely P. Phillips et al by deed recorded at Vol. 193, Page 320 of Geauga County Record of Deeds.

Thence west, along said Phillips line, a distance of 3314.75 feet to an iron pipe on the easterly line of lands (Parcel No. 1) conveyed Aug. 25, 1934 to Lillian M. Dimmick by deed recorded at Vol. 195, Page 611 of Geauga County Record of Deeds.

Thence North 0 deg. 21 min. west, along the said Dimmick line, a distance of 403.3 feet.

Thence east, a distance of 3166.9 feet to the aforementioned westerly line of the Middlefield-Concord Road.

Thence south 20 deg. 26 min. 30 sec. east, along the said road line a distance of 430.4 feet to the place of beginning and containing 30 acres, according to F.R. Zethmayr Surveyor.

DESCRIPTION

Reviewed by HOE

Date 12-27-2024

GAUGA COUNTY AUDITOR

This conveyance has been examined and the Grantor has complied with Section 31.9-202 of the Ohio Revised Code.

FEE \$ 27.50

PERMISSIVE \$ 17.50

EXEMPT _____

RICHARD J. MAKOWSKI
County Auditor

Geauga County Auditor
ON OLD STATE 10
Reviewed by K
date 12-5-24

GOLDEN GATE ESCROW SERVICES, INC.

EXCISE NO. 658063K

be the same more or less, but subject to all legal highways.

VOL 822 PAGE 167

369799

WARRANTY DEED 102X - (Joint & Survivor Form)
Revised 1984

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883

CONTINENTAL TITLE
ORDER NO. 25-1712

Know all Men by these Presents

That we, HOMER E. BENSON and JOANNE V. BENSON, husband and wife
the Grantors,
who claim title by or through instrument, recorded in Volume 435, Page 742, County
Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for
the sum of -----Ten and no/100----- Dollars (\$--10.00--)
received to our full satisfaction of RICHARD B. GILLMORE and SALLY G.
GILLMORE
for their joint lives, remainder to the survivor of them the Grantees,
whose TAX MAILING ADDRESS will be 13043 Fairfield Trail, Chesterland, OH.
44026 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them,
his or her heirs and assigns, the following described premises, situated in the Township of
Claridon, County of Geauga and State of Ohio:

And being a part of Original Lot No. 3 of Sec. No. 5, of East Survey
within the said Township and described as follows:

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line of the Middlefield-Concord Road.

Thence south 20 deg. 26 min. 30 sec. east, along the said road
line a distance of 430.4 feet to the place of beginning and contain-
ing 30 acres, according to F.R. Zethmayr Surveyor.✓

This conveyance has been examined
and the Grantor has complied with
Section 36.02 of the Ohio Revised
Code.
FEE \$ 77.00
PERMISSIVE \$ 27.00
EXEMPT
RICHARD J. MAKOWSKI
County Auditor

COPIES County Engineer
ON OLD STATE 20
Revised 12-5-88
date

VOL 822 PAGE 167

COLSON GARDEN SERVICES, INC.

ESSEX, MA 02106

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantor s , for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor s are the true and lawful owner s of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except easements and restrictions of record, if any; except zoning regulations; and except current taxes and assessments,

and further, that said Grantor s will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration

we, HOMER E. BENSON and JOANNE V. BENSON do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all our right and expectancy of Power in the above described premises.

In Witness Whereof we have hereunto set our hands, the 23rd day of November, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed and acknowledged in presence of

Margaret W. Gaffney
Doris Ellen [unclear]

Homer E. Benson
HOMER E. BENSON

Joanne V. Benson
JOANNE V. BENSON

State of South Carolina } Before me, a notary public
Edgefield County, ss. in and for said County and State, personally appeared the above named HOMER E. BENSON and JOANNE V. BENSON, husband and wife who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official

seal, at JOHNSON, SC
this 25th day of November

This instrument prepared by
FREDERICK H. GREEN
Attorney at Law
213 Main Street
Chardon, Ohio 44024

James H. Green
A.D. 1988
NOV 25 1988
JOHNSON, SC



HOMER E. BENSON
and
JOANNE V. BENSON
AND
RICHARD B. GILLMORE
and
SALLY G. GILLMORE

Transferred to 19 1988
COUNTY AUDITOR

State of Ohio

County of [unclear] ss.
Received for recording the
day of October 1988
at [unclear] in
and recorded 1988
Word Book 222 Page 167
RECORDED
RECORDERS OFFICE
COUNTY RECORDER.

CONTINENTAL TITLE
ORDER NO. 45-777



2 of 2

⏮

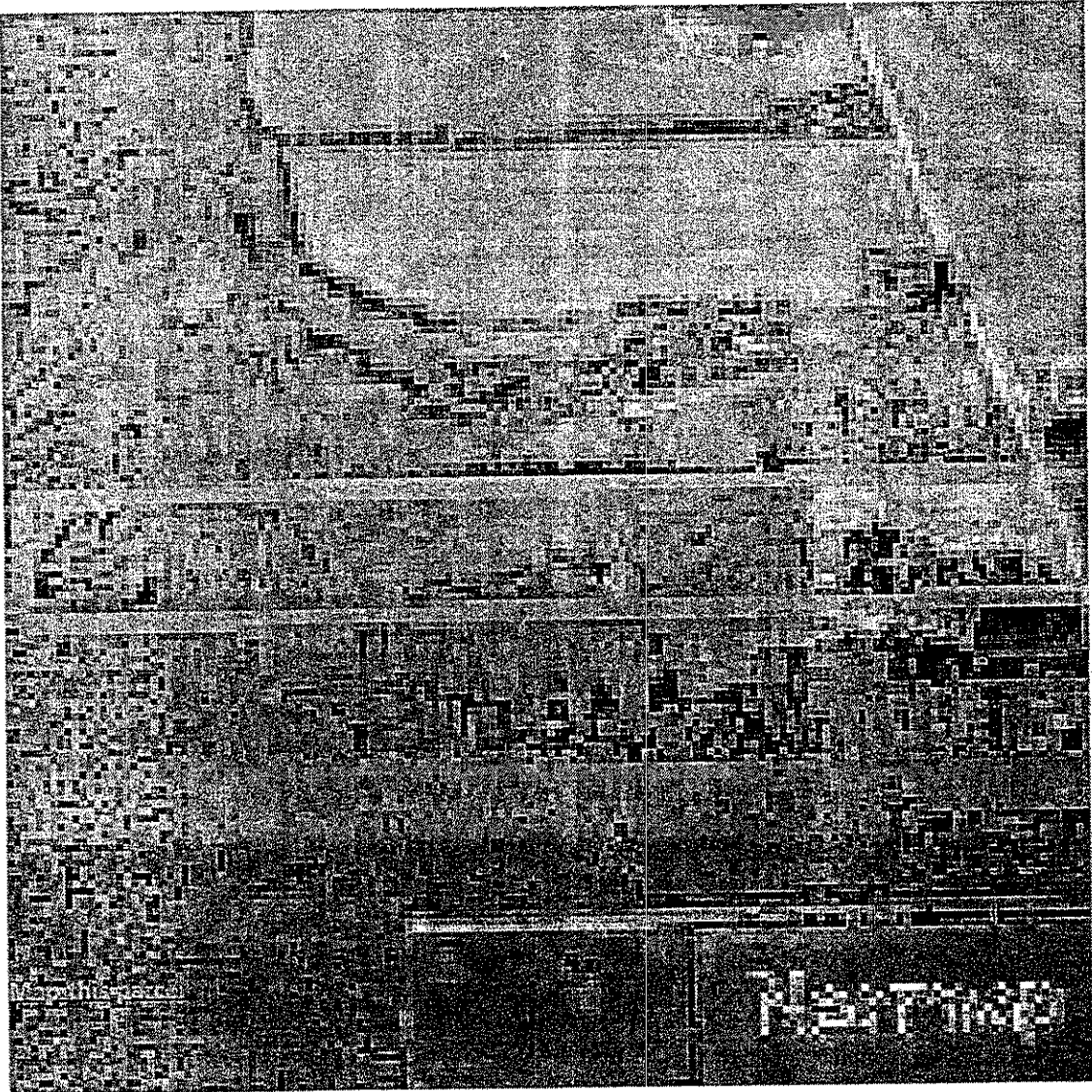
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Back to Search Results

Summary	
Transfers	5
Surveys	
History	5
Payment History	60
Value History	
CAUV Soil Breakdown	
Land	3
Commercial Buildings	
Dwellings	1
Other Improvements	5
Sketch	1
Levy Distribution	
Annual Tax Breakdown	
Notes	
Map this Parcel	↗
Tax Card	↗
Affidavit / New Survey	↗
Historical Property Record Cards	↗
Explore Survey's 1996 to Present	↗
GeaugaTax.com	↗



Parcel Number	Legal Description
12-004600	LOT 3 SEC 5 EAST SURVEY
Location	
11976 OLD STATE RD	
CHARDON OH 44024	
Owner	Acres
MARCONI CHRISTINE M & LOUIS A	30.0000

Levies

More Information

2025 Election Ballot on 05/06/2025

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Prop
GEAUGA COUNTY	GEAUGA COUNTY COMMISSIONERS - CHILDRENS SERVICES	5 years (Tax years 2025 - 2029)	0.5000 mills	Renewal	ANY OPERATING OR CAPITAL IMPROVEMENT EXPENDITURE NECESSARY FOR THE SUPPORT OF CHILDREN SERVICES AND CARE AND PLACEMENT OF CHILDREN	11.40	11.40 No C

LEVY WAS REDUCED FOR TY24CY25 TO 0.20 MILLS BY BUDGET COMMISSION ACTION. BALLOT ISSUE IS RENEI AT FULL VOTED MILLAGE OF 0.50 MILLS. IF RESTORED TO 0.50 MILLS, THIS ISSUE MAY COST TAXPAYERS UP TC PER \$100,000 OF APPRAISED VALUE (POSSIBLY AN INCREASE OF \$7 PER \$100,000 APPRAISED VALUE).

GEAUGA COUNTY	GEAUGA COUNTY COMMISSIONERS - DEPT OF AGING	5 years (Tax years 2025 - 2029)	1.0000 mills	Renewal	PROVIDING OR MAINTAINING SENIOR CITIZNS SERVICES OR FACILITIES	51.04	51.04 No C
---------------	---	---------------------------------	--------------	---------	--	-------	-----------------------



Property	
Tax District	School District
12-CLARIDON TWP-BERKSHIRE LSD	2801-2801 - BERKSHIRE LSD
Neighborhood	Subdivision
10200-BURTON/CLARIDON	
Map Number	Routing Number
12--07-04-00-050-00	12--07-04-00-050-00
Certified Delinquent Year	

Deed	
Legal Description	Survey Volume / Page
LOT 3 SEC 5 EAST SURVEY	/
Acres	
30.0000	
Date Sold	Sales Amount
06/17/2025	0.00
Volume / Page	
2203 / 1937	

Owner	
Contact	
MARCONI CHRISTINE M & LOUIS A	
8388 RIDWOOD LN	

NOVELTY OH 44072

Owner Name

CHRISTINE M MARCONI & LOUIS A MARCONI

Taxpayer

Contact

MARCONI CHRISTINE M & LOUIS A
8388 RIDWOOD LN
NOVELTY OH 44072

Values

Land Use

101-CASH-GRAIN OR GENERAL FARM

	Appraised	Assessed
Land	165,600	57,960
Improvement	72,300	25,310
Total	237,900	83,270
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	237,900	83,270

Current Charges

Full Rate ⁽¹⁾	Effective Rate ⁽²⁾	Qualifying Rate ⁽³⁾			
82.150000	42.765152	36.582703			

Adding on? [Try our tax estimator.](#)

Address

231 MAIN STREET, SUITE 1-A
CHARDON, OH 44024

Direct Line

(440) 279-1600

Email

AUDITOR@CO.GEAUGA.OH.US

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Last Updated: 07/21/2025 10:00 PM

Powered By: [ISSG Inc](#)



CHARLES E. WALDER
Geauga County Auditor | Geauga County, Ohio

Parcel # Quick Search

2 of 2

⏮

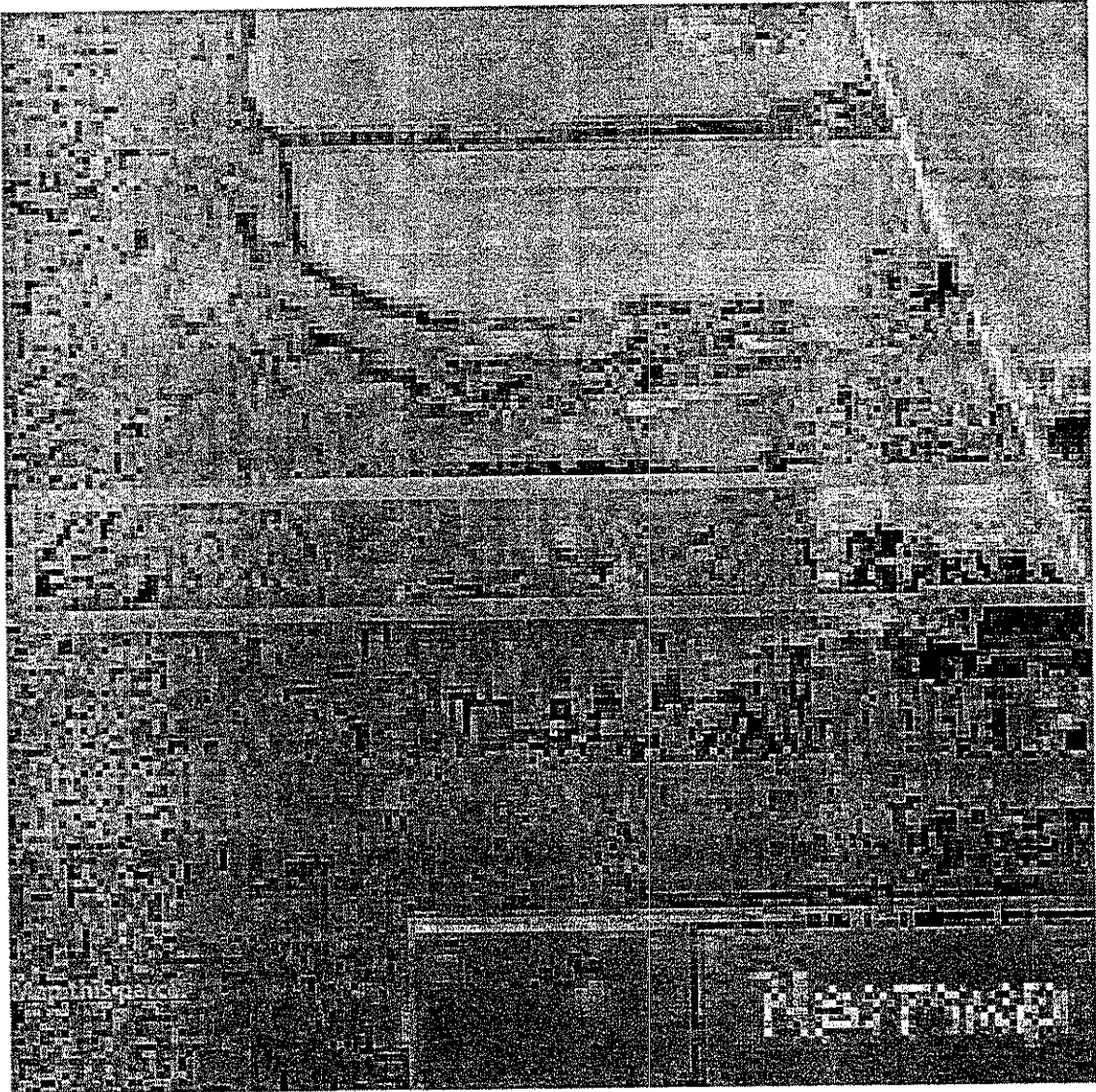
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[Back to Search Results](#)

- Summary
- Transfers5
- Surveys
- History5
- Payment History60
- Value History
- CAUV Soil Breakdown
- Land3
- Commercial Buildings
- Dwellings1
- Other Improvements5
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- GaugaTax.com



Parcel Number

12-004600

Legal Description

LOT 3 SEC 5 EAST SURVEY

Location

11976 OLD STATE RD
CHARDON OH 44024

Owner

MARCONI CHRISTINE M & LOUIS A

Acres

30.0000

Current Taxes

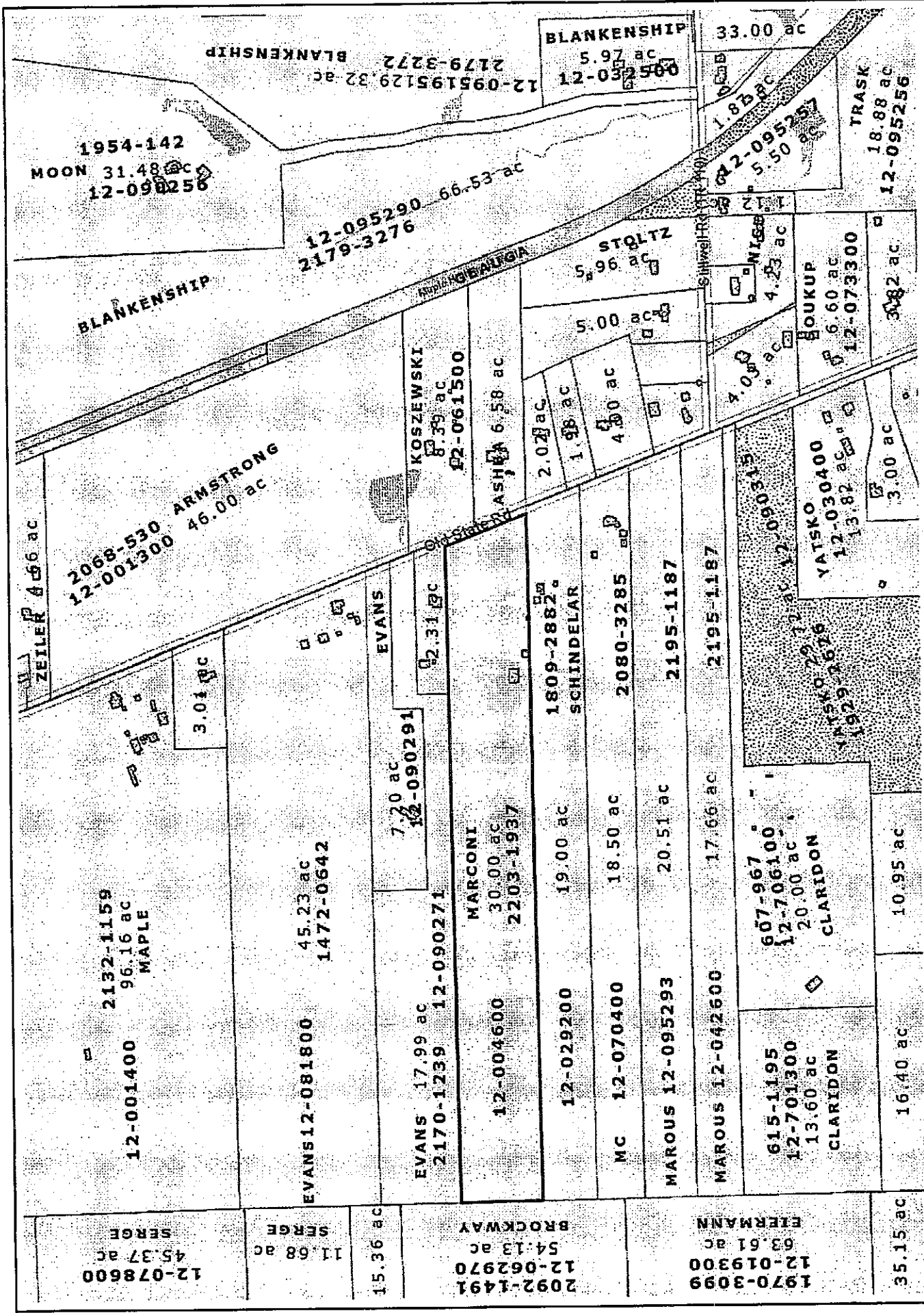
	Prior	First	Second	Total
Gross	0.00	3,420.34	3,420.34	6,840.68
Credit	0.00	(1,639.80)	(1,639.80)	(3,279.60)
Non-Business Credit	0.00	(152.33)	(152.33)	(304.66)
Homestead	0.00	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00	0.00
Total Real Property Taxes	0.00	1,628.21	1,628.21	3,256.42

	Prior	First	Second	Total
Real Property Tax Penalty	0.00	0.00	0.00	0.00
Real Property Tax Interest	0.00	0.00	0.00	0.00
Total Taxes	0.00	1,628.21	1,628.21	3,256.42
Paid	0.00	1,628.21	1,628.21	3,256.42
Refunded	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

Address
231 MAIN STREET, SUITE 1-A
CHARDON, OH 44024
Direct Line
(440) 279-1600
Email
AUDITOR@CO.GEAUGA.OH.US

Important Links
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[Auditor's Office Home Page](#)
[Treasurer's Office Home Page](#)

Last Updated: 07/21/2025 10:00 PM
Powered By: [ISSG Inc](#)



**Geauga** REALink

Charles E. Walder, Geauga County Auditor
Andrew W. Haupt, P.E., P.S., The Geauga County Engineer

Geauga County GIS

1 inch = 595.70 Feet | Scale: 7,148
This map was prepared by Geauga County GIS in accordance with Section 6713.01 of the O.R.C. Geauga County GIS is a representation of the public lands, surveys, maps, and other recorded information. It is not a warranty of accuracy. The County does not warrant the accuracy of the information. The County assumes no legal responsibility for this information.

July 22, 2025
www.auditor.co.geauga.oh.us

290554

Oil and Gas Lease

RECEIVED OCT 13 1981

AGREEMENT, made and entered into this 29th day of October, A. D. 19 81,
by and between Homer E. Benson and JoAnne V. Benson, husband and wife,
2321 Engelwood Drive
Pittsburgh, PA 15241

_____ party of the first part, hereinafter called Lessor (whether one or more),
and Penn-Ohio Energy Corporation, New Philadelphia, Ohio - party of the second part, hereinafter called Lessee.

1. WITNESSETH, that the Lessor in consideration of the sum of One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby demise, grant, and lease, exclusively to the Lessee, all of the oil and gas, and all of the constituents of either, in and under the land hereinafter described, together with the exclusive right to enter thereon at all times, to drill for, remove, produce, and market oil and gas and their constituents; lay pipelines to transport and carry oil and gas in which Lessee or its assigns own an interest therein, from or through said land or lands adjacent thereto; erect tanks, machinery, build roads and to possess, use, and occupy so much of said premises as is necessary and convenient for said purposes and to convey the above-named products therefrom or thereto by pipelines or otherwise; said land being situated in _____

Claridon Township, _____ County of Geauga, State of Ohio, and described as follows, to-wit:
Bounded on the NORTH by lands of I. Young
EAST by lands of R & A Randles
SOUTH by lands of L. Hess
WEST by lands of C. Rohrer

containing thirty (30) acres, more or less, and being the same land conveyed to Lessor by _____
by deed dated _____ and
recorded in said county records in _____ Book No. _____ Page _____

It being the intention, however, of Lessor to include within the terms of this lease not only the above-described land, but also any and all other land owned or claimed by Lessor in said section or sections in which the above-described land is situated, or in adjoining sections and adjoining the above-described lands.

Lessor shall receive 250,000 cu. ft. of free gas per year per well, to be taken into his dwelling at his own risk and expense. Lessor and Lessee shall mutually agree, within reason, on all well sites, access roads, tank batteries & said pipeline. Lessee cannot guarantee the quality or quantity of said free gas.

2. It is agreed that this lease shall remain in force for a primary term of three (3) years from this date and as long thereafter as operations for oil and/or gas are being conducted on the premises, or oil and/or gas is found in paying quantities thereon.

3. The Lessee shall deliver to the credit of the Lessor free of cost, in the pipeline to which he may connect his wells, the equal of one-eighth (1/8) part of all oil produced and saved from the Leased premises, less applicable taxes and governmental fees, and shall pay Lessor one-eighth (1/8) part for all gas and casing head gas produced and sold from the premises, less applicable taxes and governmental fees, payable monthly; provided, Lessee shall pay Lessor a royalty at the rate of Fifty Dollars per year on each gas well while, through lack of market, gas therefrom is not sold or used off the premises, and while said royalty is so paid said well shall be held to be a paying well under paragraph 2 hereof.

4. The Lessee shall commence operations for a well on the premises on or before October 15, 1982, unless Lessee pays thereafter a rental of \$4.00 per acre for each 12 months that operations are delayed from the time above mentioned. The consideration first recited herein, the down payment, shall cover not only the privilege granted to the date when first said rental is payable as aforesaid, but also the Lessee's option of extending that period as aforesaid, and any and all other rights conferred. The drilling of a non-productive well shall be accepted by the Lessor in lieu of delay rental for a period of one year after its completion, and following the exhaustion or abandonment of all wells the Lessee shall have the right for a period of one year to resume the payment of delay rental or commence operations for another well. Upon the resumption of payment of rentals the provisions hereof governing such payment and the effort thereof shall continue in force as though they had not been interrupted.

5. All moneys coming due hereunder shall be paid or tendered to Homer E. and JoAnne V. Benson
direct, or by check payable to his (or her) order mailed to 2321 Engelwood Dr., Pittsburgh, PA 15241
and no default shall be declared against the Lessee by the Lessor for failure of the Lessee to make any payment or perform any conditions provided for herein unless the Lessee shall refuse or neglect to pay or perform the same for ten days after having received written notice by registered mail from the Lessor of his intention to declare such default.

6. Lessor further grants to the Lessee, his heirs and assigns, the right to unitize this lease with other leases to form a drilling unit or units according to the rules and regulations which may be adopted for the proper development and conservation of the field. In the event this lease is so unitized, the Lessor agrees to accept, in lieu of the royalty hereinbefore recited, such proportion of the royalty above provided, as the acreage covered by this lease bears to the total acreage comprising the unit.

7. If said Lessor owns a less interest in the above-described land than the undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the Lessor only in the proportion which his interest bears to the whole and undivided fee.

8. No well may be drilled nearer than 200 feet to the house or barn now on said premises without the written consent of Lessor. Lessee shall have and enjoy all rights and privileges necessary and convenient for the proper use and development of this lease, and shall have the right to use, free of cost, gas or oil produced on said land for its operations thereon, except water from wells of Lessor; Lessee shall also have the right at any time during or 120 days after the expiration of this lease to remove all or any part of the machinery, fixtures or structures placed on said premises, including the right to draw and remove casing. Lessee shall pay for damages caused by its operations to growing crops on said lands, and, excepting this item, total land damage payments for premises affected during operations related to drilling of said well or wells or installation of pipelines necessary to market products therefrom, shall not exceed \$500.00 per well location; and when requested by Lessor, shall bury its pipelines below plow depth.

9. The interest or estate of either party hereto may be assigned, the privilege of assigning in whole or in part being expressly allowed. In event this lease shall be assigned as to any part or parts of the above-described land and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said land upon which the said Lessee or any assignee thereof shall make due payment of said rental. No change of ownership in the land or in the rentals or royalties shall be binding on the Lessee until after notice to the Lessee and Lessee has been furnished with a written transfer or assignment or a certified copy thereof.

10. At any time, Lessee, its successors or assigns, shall have the right to surrender this lease or any part thereof for cancellation, after which all payments and liabilities hereunder thereafter shall cease and determine, and if the whole is surrendered, then this lease shall become absolutely null and void. This surrender may be made to the Lessor, or if more than one Lessor, then to any one of them, or to the heirs or assigns of any one of them by delivery of a duly executed surrender thereof in person or by mail addressed to the post office address of such person, or by recording a duly executed surrender thereof in the Recorder's office of the County in which the land is located.

11. Lessor hereby warrants and agrees to defend the title to the land herein described and agrees that the Lessee at its option may pay, discharge or redeem any taxes, mortgages, or other liens existing, levied, or assessed on or against the above-described lands, and in the event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying any royalty or rentals accruing hereunder to the discharge of any such taxes, mortgages or other liens.

12. It is expressly agreed that if the Lessee shall commence drilling operations at any time while this lease is in force, it shall remain in force and its terms continue so long as such operations are prosecuted, and if production results therefrom, then as long as production continues. If after the expiration of the term of this lease, production from the leased premises shall cease from any cause, this lease shall not terminate provided Lessee resumes operations within sixty days from such cessation, and this lease shall remain in force during the prosecution of such operations, and, if production results therefrom, then as long as oil and/or gas is produced in paying quantities.

PHIL W. KING, RECORDER

PHIL W. KING, RECORDER

PHIL W. KING, RECORDER

SEE LIST OF RECORDED VOLS. & PAGE NO. 290554-995
NOV 40 PAGE 816-892
768-113-156
1139-2408-45 PS 1349-1255
CATHERINE H. HEIDEN, RECORDER
FOR RECORDED SEE CR VOL 40 PAGE 262
25-2408-88 PS 130

SEE LIST OF RECORDED VOLS. & PAGE NO. 290554-995
NOV 40 PAGE 816-892
768-113-156
1139-2408-45 PS 1349-1255
CATHERINE H. HEIDEN, RECORDER
FOR RECORDED SEE CR VOL 40 PAGE 262
25-2408-88 PS 130

13. This lease embodies the entire contract and agreement between Lessor and Lessee, and no warranties, representations, promises or inducements not herein expressed have been made or relied upon by either party. The terms, conditions and stipulations hereof shall extend to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Witness the hands and seals of the parties hereto the day and year first above written.

WITNESS:

WITNESS TO #1

WITNESS TO #2

HOMER E. BENSON

JOANNE V. BENSON

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

OHIO ACKNOWLEDGEMENT - INDIVIDUAL

STATE OF OHIO

COUNTY OF

SS.

Before me, a Notary Public in and for said county, personally appeared the above-named

and Joanne V. Benson

Homer E. Benson

, who acknowledged

that they did sign the foregoing instrument, and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Pittsburgh, this 29th day of

October, 1981

My commission expires Dec. 12, 1983

Notary Public

OHIO ACKNOWLEDGMENT - CORPORATE

STATE OF OHIO

COUNTY OF

SS.

Before me, a Notary Public in and for said county, personally appeared

(title)

(name of company or corporation)

who acknowledged that did sign the foregoing instrument as free act and deed and the free act and deed of the corporation as authorized by its Board of Directors.

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

this day of 19

My commission expires

Notary Public

3 AC PENN-OHIO ENERGY CORPORATION
153 NORTH BROADWAY
NEW PHILADELPHIA, OHIO 44663

This instrument prepared by

RECORDING DATA:

Date	RECEIVED FOR RECORD
Acres	AT 1210 Urick
Location	NOV 6 1981
County	RECORDED
Term	No. 679 Page 1350
	PHIL W. KING
	RECORDER, GAUSA COUNTY, OHIO

OIL AND GAS LEASE