4105
TRANSFERRED
SEC. 319.202 O.R.C.
HAS BEEN COMPLIED WITH
09/18/2026
Conv Fee:$800.00
Consideration:$400,000.00
GREENE COUNTY AUDITOR

E-RECORDING
2026015871
Filed for Record in GREENE County, Ohio
Joe Kennedy, Recorder
09/18/2026 07:54 AM Recording Fees: $42.00
DEED 3 Pages

DESCRIPTION CHECK
Greene County Engineer's Tax Map Dept
_X_ Legally Sufficient As Described
___ Legally Sufficient With Corrections Noted
___ Legally Insufficient, New Survey Required
By: PM Date: 09/15/2026
PAR ID: DIST F19 BK 1 PG 9 PAR 114, 115

Fiduciary Deed

The Trustees of the First Presbyterian Church of Yellow Springs, Ohio, an Ohio non profit corporation, for valuable consideration paid, grant(s) with fiduciary covenants, to Murry Ford and Christy Ford, Husband and Wife for their joint lives the remainder to the survivor of them whose tax-mailing address is 112 West Whiteman, Yellow Springs OH 45387, the following ***REAL PROPERTY:***

The following described Real Estate Situate in the County of Greene, in the State of Ohio, and in the Village of Yellow Springs, and bounded and described as follows, viz: Beginning at a pipe in the northeast corner of Lot No. 216 running in a westerly direction with the south line of Whiteman Street to a pipe at a distance of ninety six and three tenths feet (96.3 ft.); thence southerly at an angle of, ninety two degrees twenty one minutes (92 21') to the line last described to a pipe in the north line of an alley, a distance of one hundred fifty one and one tenth feet (151.1 ft) thence easterly with the north line of said alley to a pipe at the angle of the said alley, a distance of thirty one and three tenths (31.3 ft.); thence northerly with the westerly line of said alley to the point of beginning, a distance of one hundred sixty six and five tenths feet (166.5 ft.). Being all of the lot known and numbered as No. 216 and a part of the lot known and numbered as 217 on the recorded Yellow Springs Original as recorded in Plat Book 2 Pages 52-53 NKA Plat Cabinet 31 Pages 247A-247B of the Greene County Records, Ohio. Being part of the land purchased from George D.' and Flora B. Black, Recorded in Vol. 120, page 633, Greene County Recorder of Deeds.
Tax ID No.: F19-0001-0009-0-0114-00, F19-0001-0009-0-0115-00

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Instrument No. Volume 222 Pages 547-550 of the Deed Records of Greene County, Ohio.