

TRANSFERRED

MAR 30 2021

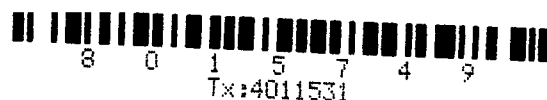
*Jim A. Slater, Jr.*  
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 731.60

EXEMPT # .....

*Jim A. Slater, Jr.*  
County Auditor, Fairfield County, Ohio



202100008243

FILED FOR RECORD IN  
FAIRFIELD COUNTY, OH  
LISA MCKENZIE, COUNTY RECORDER  
03/30/2021 08:30 AM  
DEED 42.00

Order Number: 20744336-PIC

Crown - TTA - P

## GENERAL WARRANTY DEED

**2927 Lancaster-Kirkersville LLC, an Ohio limited liability company**, for valuable consideration paid, grants, with general warranty covenants to **Jarrold T. Dodds**, whose tax mailing address is 8534 E. Kemper Rd. Cincinnati, OH 45249

the following real property:

**"See Exhibit "A" attached hereto and made a part hereof...."**

Parcel Number: 013- 00594.00

Property Address: 2927 Lancaster-Kirkersville Road, Lancaster, OH 43130

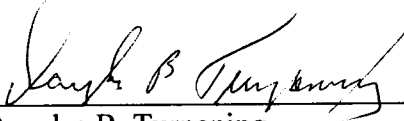
Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Official Record Volume 1621, page 3011, Recorder's Office, Fairfield County, Ohio.

GW-LLC.doc

Executed this 5th day of March, 2021.

2927 Lancaster-Kirkersville, LLC  
an Ohio limited liability company

BY:   
Douglas B. Turpening  
Its: Sole Member

**State of Ohio**  
**County of Fairfield ss:**

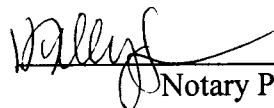
This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

The foregoing instrument was acknowledged before me this 5th day of March, 2021, by Douglas B. Turpening, Sole Member, of 2927 Lancaster-Kirkersville, LLC, an Ohio limited liability company, on behalf of the company.

**In Testimony Thereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



KELLY JACOBS  
Notary Public, State of Ohio  
My Commission Expires 04-21-2025

  
Notary Public

This instrument prepared by Magnuson & Barone Attorneys at Law

GW-LLC.doc

File No : 20744336-PIC

**EXHIBIT A**

Situated in the Township of Greenfield, County of Fairfield, and State of Ohio and bounded as follows:

Being a part of the northeast quarter Section No. 23, Township No. 15, Range No. 19, beginning at a point on the east line of said quarter section and in the center line of State Route No. 158, 391.77 feet south of the northeast corner of Section No. 23; thence west 580.8 feet to an iron pin; thence south 75 feet to an iron pin; thence east 580.8 feet to the center of State Route No. 158; thence north 75 feet to the place of beginning, containing 1 acre, more or less.

For Informational Purposes only:

Commonly Known As: 2927 Lancaster-Kirkersville Road, Lancaster, OH 43130

Tax Parcel ID: 013-00594.00

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY. FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY CLT DATE 3-29-21

013-00594-00