

# Know All Men by These Presents

**That** Homer C. Boley and Lovena J. Boley, husband and wife  
of Fairfield County, Ohio,  
in consideration of One Dollar (\$1.00) and other valuable considerations  
to them in hand paid by Rowan D. Hoffner and Nancy G. Hoffner  
whose address is 935 Coonpath Road N.W., Lancaster, Ohio  
do hereby **Grant, Bargain Sell and Convey**  
to the said Rowan D. Hoffner and Nancy G. Hoffner  
their heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup> Situate in the Township of  
Greenfield, County of Fairfield and State of Ohio, bounded as follows:

**Tract One:** Being a portion of the Northwest Quarter of Section 24, Township  
15, Range 19, and bounded by beginning at a point on the center line of the Coon-  
path Road 300 feet east of the center line of Baltimore Road (State Route No. 158),  
which point of beginning is the northeast corner of the premises conveyed to Robert  
W. McGee by deed recorded in Vol. 242, page 292, Deed Records of Fairfield County,  
Ohio; thence east on the center line of the Coonpath Road 100 feet to a point;  
thence south and parallel with the Baltimore Road 325 feet to a point; thence  
west and parallel with the Coonpath Road 100 feet to a point, which point is the  
southeast corner of the premises conveyed to Charles J. Kennedy, et al. by deed  
recorded in Volume 248, page 554, Deed Records of Fairfield County, Ohio; thence  
north and parallel with the Baltimore Road 325 feet to the place of beginning,  
containing .745 acre, more or less, but subject to all legal highways.

**Tract Two:** Being a part of the Northwest Quarter of Section 24, Township  
15, Range 19, and bounded and described as follows: Beginning at an iron pin in  
County Road No. 198, 400.10 feet south 88° 55' east from the northwest corner of  
Section 24; thence south 325.0 feet to an iron pin; thence north 89° 30' east  
100.0 feet to an iron pin; thence north 325.0 feet to an iron pin in said road;  
thence south 89° 30' west 100.0 feet to the place of beginning, containing .75  
acres of land, more or less, subject to all legal road right-of-way.

For prior reference, see deed recorded in Vol. 395, page 247, Deed Records  
of Fairfield County, Ohio.

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and  
to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their

heirs and assigns forever. And the said Homer C. Boley and Lovena J. Boley

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unin-  
cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Except all taxes that the Grantees assume and agree to pay.

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

In Witness Whereof, the said Homer C. Boley and Lovena J. Boley, husband and wife  
and who  
hereby release all their right and expectancy of dower in said premises, have hereunto set their  
hands, this 14th day of August in the year A. D. nineteen hundred  
and Seventy-one (A. D. 1971)

Signed and acknowledged in presence of us:

Thurman J. Courtright  
Edna Darfur

Homer C. Boley  
Homer C. Boley

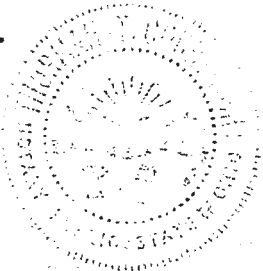
Lovena J. Boley  
Lovena J. Boley

State of Ohio, Fairfield County, ss.

On this 14th day of August, 1971, before me, a Notary Public,  
in and for said County, personally came Homer C. Boley and Lovena J. Boley

the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



Thurman T. Courtright

Thurman T. Courtright, Notary Public  
State of Ohio

This instrument was prepared by Thurman T. Courtright, Attorney

# REAL ESTATE CONVEYANCE

Fee \$ 32.50

Exempt # \_\_\_\_\_

Nell M. Wolke  
Auditor, Fairfield County, Ohio

**Warranty Deed**

From

Homer C. Boley

and

Lovena J. Boley

To

Mar  
Rowan D. Hoffner  
935 Coombs Road, N.W.  
Lancaster, Ohio  
Nancy G. Hoffner

**TRANSFERRED**

Transferred

AUG 16 1971  
County Auditor

State of Ohio Nell M. Wolke  
County Auditor, Fairfield County, Ohio

County, ss.

Presented for record on the \_\_\_\_\_ day

of **RECEIVED** IN FAIRFIELD COUNTY, OHIO

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded Aug 17 1971 Page 305-19

in Deed Book No. \_\_\_\_\_

AUG 16 1971

County Recorder

Rex M. Zellinger

RECORDER - FAIRFIELD COUNTY  
LANCASTER, OHIO 43130