

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**,⁽¹⁾ 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 Coonpath 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 Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, 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

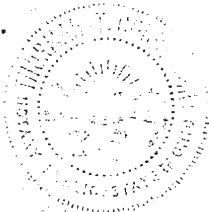
Homer C. Boley
 Homer C. Boley
Lovena J. Boley
 Lovena J. Boley

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 J. 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. Wohlschlag
 Auditor, Fairfield County, Ohio

30448

Reg

Warranty Deed

From

Homer C. Boley

and

Lovena J. Boley

To

Rowan D. Hoffner
935 Cooper Rd. N.W.
Lancaster, Ohio
Nancy G. Hoffner

Transferred **TRANSFERRED**

AUG 16 1971
 County Auditor

State of Ohio Dee M. Wohlschlag
 County Auditor, Fairfield County, Ohio

County, ss.

Presented for record on the _____ day

of **RECEIVED** IN FAIRFIELD COUNTY, OHIO

at 12:30 o'clock P M

Recorded Aug-17-1971

in Deed Book No. 325-19

Page

AUG 16 1971

Ray M. Zollinger
 County Recorder

RECORDED - FAIRFIELD COUNTY
 LANCASTER, OHIO 43130