



Know all Men by these Presents

That Raymond L. Cramblit, married,

in consideration of One Dollar (\$1.00) of Fairfield County, Ohio, and other valuable considerations,

to him in hand paid by Donald L. Hall,

whose address is 405 Tartan Place, Lancaster, Ohio 43130,

does hereby Grant, Bargain, Sell and Convey to the said Donald L. Hall,

assigns forever, the following described Real Estate, situate in the Township of Greenfield, in the County of Fairfield, and the State of Ohio, Township 15, Range 19, Section 14, and

beginning at a point in Coonpath Road, said point being South 89° 14' 00" East a distance of 1882.80 feet from the Southwest corner of the Southeast Quarter of Section 14; thence North 00° 12' 18" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 580.80 feet to a 5/8 inch rebar set; thence South 89° 14' 00" East a distance of 150.00 feet to a 5/8 inch rebar set; thence South 00° 12' 18" West, passing over a 5/8 inch rebar set at 550.80 feet, a distance of 580.80 feet to a point in Coonpath Road; thence North 89° 14' 00" West a distance of 150.00 feet to the point of beginning, containing 2.000 acres.

Bearings are based on the centerline of Coonpath Road being South 89° 14' 00" East. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in May, 1990, and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

Subject to conditions, restrictions, easements, leases and rights-of-way of record.

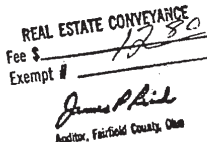
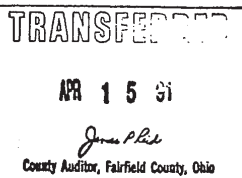
Together with a drainage easement twenty (20) feet in width across the other three tracts of real estate as shown on the attached survey marked Exhibit "A" and the easement from the westerly most tract thereon from the drainage easement west to the swale located to the West thereof. It is agreed that the existing drainage swales shall not be built upon, re-directed, tiled, blocked, or interfered with, without plans being submitted to the Fairfield County Health Department for prior approval prior to any work being done in this regard.

The premises are conveyed subject to the restrictions contained in Exhibit "B" which is made a part hereof by reference.

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and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee his heirs and assigns forever.
And the said Raymond L. Cramblit

do es hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that he will Defend the same against all lawful claims of all persons, whomsoever, except taxes and assessments due and payable hereafter which the grantee assumes and agrees to pay.



DAGGER JOHNSTON LANCASTER OH

Exhibit "B"

RESTRICTIONS

- (a) The premises may be used for single family residence purposes or other lawful uses permitted under applicable zoning laws and not otherwise specifically prohibited by these covenants and restrictions.
- (b) No livestock shall be raised on the premises (for purposes of this covenant horses kept on the premises for personal use shall not be considered livestock).
- (c) Any single family residence constructed on the premises shall contain at least 1,400 square feet of living area on the ground floor, if the residence is a one floor plan, and shall contain at least a total of 2,000 square feet of living area on the ground and upper floors if the residence is a two floor plan.
- (d) As an accessory to any residence built on the subject premises, a garage for two or more vehicles may be constructed on the premises contemporaneously with or subsequent to the construction of the residence.
- (e) Any residence constructed on the premises shall have a roof pitch of 4-12 or greater.

In Witness Whereof, the said Raymond L. Cramblit and Stephanie Jo Cramblit, his wife, acting herein by Raymond L. Cramblit, her attorney-in-fact, under a Power of Attorney recorded in Volume 10, Page 323, of Power of Attorney Records in Fairfield County Recorder's Office, hereby release all their right and expectancy of dower in said premises, have hereunto set their hands, this 6th day of April, in the year A. D. nineteen hundred and ninety-one.

Signed and acknowledged in presence of us:

Raymond L. Cramblit
Raymond L. Cramblit

Stephanie Jo Cramblit
(Raymond L. Cramblit)

Stephanie Jo Cramblit
(Stephanie Jo Cramblit)

State of Ohio, Fairfield County, ss.

On this 6th day of April, A. D. 1991, before me, a Notary Public in and for said County, personally came Raymond L. Cramblit and Raymond L. Cramblit as Attorney-in-Fact for Stephanie Jo Cramblit, the grantors in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed, individually and as Attorney-in-Fact for Stephanie Jo Cramblit and the free act and deed of Stephanie Jo Cramblit. Witness my official signature and seal on the day last above mentioned.

Raymond L. Cramblit
Notary Public, State of Ohio
Expiration 8-3-93

State of _____ County, ss.
On this _____ day of _____, A. D. 19____, before me, a

in and for said County, personally came _____, the grantor in the foregoing deed, and acknowledged the signing thereof to be _____ voluntary act and deed. Witness my official signature and seal on the day last above mentioned.

This instrument prepared by MILLER, BARNES & CHRISTIAN, ATTORNEYS.

75807

Warranty Deed

Raymond L. Cramblit and
Raymond L. Cramblit as Attorney-
in-Fact for Stephanie Jo Cramblit
TO

Donald L. Hall

Transferred _____ 19____
COUNTY AUDITOR

RECEIVED IN FAIRFIELD
COUNTY, OHIO
APR 15 1991
RECORDED
INDEXED
RECORDED

APR 15 1991
Gene Wood
Recorder - Fairfield County, Ohio

LAW OFFICES
MILLER, BARNES & CHRISTIAN
309 MAIN STREET
LANCASTER, OHIO 43130

19-1514