

200700024592  
 Filed for Record in  
 FAIRFIELD COUNTY, OH  
 GENE WOOD  
 11-19-2007 At 03:38 pm.  
 DEED 28.00  
 OR Book 1480 Page 2179 - 2180  
 19-15-24  
 Le Berra Lac Estate Sec 7 - pt Rect.  
 Kline Add 43 Privacated Drive

**GENERAL WARRANTY DEED**

JOHN W. HIZEY and PHYLLIS A. HIZEY, husband and wife, the Grantors for Ten Dollars (\$10.00) and other valuable consideration paid, grant with general warranty covenants to JOHN W. HIZEY, TRUSTEE OF THE JOHN W. HIZEY REVOCABLE TRUST and PHYLLIS A. HIZEY, TRUSTEE OF THE PHYLLIS A. HIZEY REVOCABLE TRUST the Grantees, whose tax mailing address is 2890 Lancaster-Kirkersville Road, Lancaster, Ohio 43130, the following described REAL PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments.

GRANTORS do hereby covenant and warrant unto said GRANTEES, the GRANTEES' heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantors were lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantors have good right to sell and convey the same to the Grantees, the Grantees' heirs, assigns and successors, and that the Grantors do warrant and do hereby agree to defend the same to the Grantees, the Grantees' heirs, assigns, or successors, forever, against the lawful claims and demands of all persons.

Executed on this 15<sup>th</sup> day of November, 2007.

**TRANSFERRED**

REAL ESTATE CONVEYANCE

NOV 19 2007

FEE \$ \_\_\_\_\_

EXEMPT # T

*Barbara Curtiss*  
 County Auditor, Fairfield County, Ohio

*Barbara Curtiss*  
 AUDITOR, FAIRFIELD COUNTY, OHIO

*John W. Hizey*  
 JOHN W. HIZEY

*Phyllis A. Hizey*  
 PHYLLIS A. HIZEY

STATE OF OHIO

COUNTY OF FAIRFIELD, SS.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2007, by JOHN W. HIZEY and PHYLLIS A. HIZEY, husband and wife, the Grantors and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*[Signature]*  
 Notary Public, State of Ohio  
 My commission expires: \_\_\_\_\_  
 My commission expires date: \_\_\_\_\_  
 Sec. 147.03 R.C.

This instrument prepared by STEBELTON, ARANDA & SNIDER, A Legal Professional Association, 109 North Broad Street, Lancaster, Ohio 43130.

**EXHIBIT "A"**

**PARCEL ONE:**

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

Being a portion of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and described by beginning at a point on the center line of the Baltimore Road 525 feet South of the center line of the Coonpath Road; thence East and parallel with the Coonpath road 300 feet along the South line of the premises conveyed to Oca Lutz by deed recorded in Volume 254, Page 32, Fairfield County, Ohio Deed Records; thence South and parallel with the Baltimore Road 100 feet to a point; thence West and parallel with the Coonpath Road 300 feet to the center line of the Baltimore Road; thence North along the center line of said Baltimore Road 100 feet to the point of beginning, containing .69 acre, more or less.

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

Parcel No. 013-00613-00

Prior Instrument Reference: Deed Volume 405, Page 363, Recorder's Office, Fairfield County, Ohio.

**PARCEL TWO:**

Situate in the Township of Pleasant, in the County of Fairfield and State of Ohio:

Being a part of Reserve A and part of Lafayette Drive, now vacated, in Le Beau Lac Estates, Section 7, Pleasant Township, Fairfield County, Ohio, and bound as follows:

Beginning at an iron pin at the southeast corner of Lot No. 85 in said subdivision; thence N 17° 29' E with the lot line 500.0 feet to an iron pin; thence S 72° 31' E 460.0 feet to an iron pin on the west side of Layne Drive; thence S 17° 29' W 500.0 feet to an iron pin; thence N 72° 31' W 460.0 feet to the place of beginning, containing 5.28 acres.

Reserving to the grantors, their heirs and assigns, a right of way 50 feet in width extending from Layne Drive southerly along the east portion of the above described tract approximately 500 feet to acreage that is still owned by the grantors, in order to provide ingress and egress to said acreage.

Parcel No. 028-02100-00

Prior Instrument Reference: Deed Volume 394, Page 41, Recorder's Office, Fairfield County, Ohio.

**PARCEL THREE:**

Situated in the State of Ohio, in the County of Fairfield and in the City of Lancaster and bounded and described as follows:

Being Lot No. Forty-three (43) in the Kline Addition to the said City of Lancaster, Ohio, as shown by the plat of said addition recorded in Plat Book 8, page 32 in the Office of the Recorder of Fairfield County, Ohio.

This conveyance is made subject to conditions, restrictions, easements and rights-of-way of record.

Parcel No. 053-62671-00

Prior Instrument Reference: Deed Volume 339, Page 192, Recorder's Office, Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS  
BY CLT DATE 11-19-07  
013-00613-00  
028-02100-00  
053-62671-00