

200900009326  
 Filed for Record in  
 FAIRFIELD COUNTY, OH  
 GENE WOOD  
 05-21-2009 At 11:43 am.  
 DEED 28.00  
 OR Book 1516 Page 3001 - 3002

**WARRANTY DEED**  
 By An Ohio Limited Liability company

KNOW ALL MEN BY THESE PRESENTS; That **Mopar Investments, LLC, An Ohio Limited Liability Company**, the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants, to **Holly A. Richardson, Unmarried**, the following Real Property:

See Exhibit A attached

Parcel No. **013-00596-00**  
 Known as: **1085 Coonpath Road, Lancaster, Ohio 43130**

Tax Mailing Address: 1085 Coonpath Road  
Lancaster, Ohio 43130

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record.

Except taxes and assessments, if any, now a lien and thereafter due and payable.

Prior Instrument Reference: Volume 1503, Page 638 of the Official Records of Fairfield County, Ohio.

Signed and acknowledged this 12<sup>th</sup> day of May, 2009 by **James E. Eck, Member and Walter L. Eck, Member of Mopar Investments, LLC**, a(n) Ohio limited liability company, thereunto duly authorized by resolution of its members.

Mopar Investments, LLC  
 a(n) Ohio limited liability company

By: James E. Eck  
 James E. Eck, Member

By: Walter L. Eck  
 Walter L. Eck, Member

State of **Ohio**, **Fairfield** County, SS:

**BE IT REMEMBERED**, That on this 12<sup>th</sup> day of May, 2009 before me, the subscriber, a Notary Public in and for said county and state, personally came **James E. Eck and Walter L. Eck**, its Members of **Mopar Investments, LLC**, a(n) Ohio limited liability company, the Grantor in the foregoing deed, and acknowledged the signing thereof to be the free act and deed of said limited liability company pursuant to authority of its members, and their free act and deed personally and as such members.

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

Stephanie Ann Holbrook  
 Notary Public

This instrument prepared by:  
 GEORGE L HENRY ESQ  
 555 S. Front Street  
 Suite 400  
 Columbus, OH 43215



STEPHANIE ANN HOLBROOK  
 Notary Public, State of Ohio  
 My Commission Expires June 10, 2009

TRANSFERRED

MAY 21 2009

Barbara Curtiss  
 County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 544.00

EXEMPT # \_\_\_\_\_

Barbara Curtiss  
 AUDITOR, FAIRFIELD COUNTY, OHIO

7. The First  
 1391690

Description of 1.1805 acre tract:

81/18031

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and being a part of the Northeast Quarter of Section 23, Township 15, Range 19, being all of a 1.20 acre tract of land as recorded to Mopar Investments, LLC. as recorded in Official Record 1503 Page 638 in the Fairfield County Recorder's office and bounded and described as follows:

Beginning, FOR REFERENCE, at the Northeast Corner of said section, thence by previous survey South 90°00'00" West 415.80 feet to a point in the center of Coonpath Road NW and being the TRUE POINT OF BEGINNING of the tract herein described;

THENCE leaving said road, South 00°06'35" East passing a 5/8" rebar set at 29.60 feet, a total distance of 312.20 to a 1-1/2" iron pipe found;

THENCE North 89°37'30" West 165.00 feet to a 1-1/2" x 1-1/2" angle iron found, referenced by a 5/8" rebar set North 00°06'41" West 0.62 feet;

THENCE North 00°06'41" West passing a 5/8" rebar set at 0.62 feet and a 1/2" iron pipe found at 280.77 feet, a total distance of 311.12 feet to a point in the center of Coonpath Road NW;

THENCE with said road, North 90°00'00" East 165.00 feet to the place of beginning, containing 1.1805 acres, and subject to all legal rights-of-way and easements of record.

Bearing are based upon an assumed meridian and are used to denote angles only.

Rebars set are 5/8" by 30" long with plastic identification cap stamped #5348.

For additional information see plat of survey made in conjunction and considered an integral part of this description.

This description is based on a survey made in April 2009 and prepared by George A. Beiter, Registered Surveyor # 5348.



DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS  
BY CEC DATE 5-18-09  
013-00596-00  
81/18031

George A. Beiter  
George A. Beiter, P.S. #5348

4-3-09  
Date:

#1391690

LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS. FAIRFIELD  
COUNTY ENGINEER.

BY Jm DATE 4/13/09