

TRANSFERRED

APR 19 2013

Jim A. Slaten, Jr.
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 304.00

EXEMPT #

Jim A. Slaten, Jr.
County Auditor, Fairfield County, Ohio

201300008415
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-19-2013 At 03:07 PM.
DEED 28.00
OR Book 1630 Page 1726 - 1727

19-15-23

EXECUTOR'S DEED

O.R.C. §5302.09

Neal Eugene Fauble, executor of the will of **Clarabelle A. Fauble**, by the power conferred by the Last Will and Testament of said Clarabelle A. Fauble and every other power, for the sum of Seventy Six Thousand and no/100 Dollars (\$76,000.00) paid, Grants, with fiduciary covenants, to **738 North Broad Street, LLC, an Ohio limited liability company**, whose tax-mailing address is 335 Lake Road, NE, Lancaster, OH 43130, the following described real property.

See Exhibit "A" attached hereto.

Parcel #013-00601-00, and #013-00603-00

Property Address: 1105 Coonpath Road, Lancaster, OH 43130.

Prior Ref.: Volume 579, Page 234, recorded in the deed records of Fairfield County, Ohio.

This instrument is executed and delivered by the grantor(s) and accepted by the grantee(s) subject to the same conditions and restrictions contained in former instruments of record concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

The said Neal Eugene Fauble, executor, and as such Executor has hereunto set his hand this 26 day of March, 20 13.

Neal Eugene Fauble
Neal Eugene Fauble, Executor of the
Will of Clarabelle A. Fauble

The State of Ohio, Fairfield County:

The foregoing instrument was acknowledged before me this 26 day of March, 20 13, by **Neal Eugene Fauble**, as Executor of the will of Clarabelle A. Fauble, who acknowledged the signing of the foregoing instrument and that the same is by 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.



WILLIAM J. SITTERLEY
Notary Public, State of Ohio
Lifetime Commission as Attorney

William J. Sitterley
Notary Public State of Ohio

This instrument Prepared by:
Sitterley & Vandervoort Ltd
123 S. Broad St. Suite 211
Lancaster, Ohio 43130
740-653-0461

EXHIBIT 'A'

Parcel #1

Situated in the Township of Greenfield, County of Fairfield and State of Ohio, and being a part of the northeast quarter of Section 23, Township 15, Range 19 and bounded and described as follows:

Beginning at an iron pipe in the northeast corner of the tract being herein conveyed, said iron pipe being located South 89° 04' West 672.09 feet and South 0° 53' East 440.00 feet from the northeast corner of Section 23; thence from said place of beginning South 0° 53' East 536.88 feet to an iron pipe; thence along the north line of the Newman tract north 82° 59' West 70.73 feet to a post at an angle in the line; continuing along said line, North 59° 17' West 486.2 feet to an iron pipe; thence along the West line of the Clark M. Pugh tract, North 3° 38' East 273.8 feet to an iron pipe found; thence along the South line of Tom Davis, Carl Rose and James Goldsborough, North 89° 09' East 300.00 feet to an iron pipe found; thence continuing South 89° 12' East 162.80 feet to the place of beginning, containing 4.593 acres, more or less.

Prior Reference: Volume 579, Page 236 recorded in the deed records of Fairfield County, Ohio.

Property Address: Coonpath Road, Lancaster, OH 43130.

Parcel #013-00603-00

Parcel #2

Situated in the Township of Greenfield, County of Fairfield and State of Ohio, and being a part of the Northeast quarter of Section 23, Township 15, Range 19 and being more particularly described as follows:

Beginning at a point in the center line of the Coonpath Road and being South 89° 04' West 583.46 feet from the Northeast corner of Section 23 and in the intersection of the center line of Coonpath Road with the Lancaster-Baltimore State Highway No. 158; thence South 0° 53' East (passing an iron pipe at 30 feet) 989.2 feet to an iron pipe found at the Southeast corner of the Clark M. Pugh tract; thence along the north line of the Newman tract North 82° 59' West 89.47 feet to an iron pipe; thence North 0° 53' West (passing an iron pipe at 946.88 feet) 976.88 feet to a point in the center line of the Coonpath Road; thence along the center line of said road, North 89° 04' East 88.63 feet to the place of beginning, containing 2 acres, more or less.

Being a part of the premises conveyed by Lloyd A. Bushee and Harriet E. Bushee to Clark M. Pugh by deed dated June 26, 1944, and recorded in Volume 210 at Page 200 of the Deed Records of Fairfield County, Ohio.

Prior Reference: Volume 579, Page 234, recorded in the deed records of Fairfield County, Ohio.

Property Address: 1105 Coonpath Road, Lancaster, OH 43130.

Parcel #013-00601-00

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY CLT DATE 3-21-13

013-00603-00

013-00601-00