

REAL ESTATE CONVEYANCE

FEE \$ 1636

EXEMPT #

County Auditor, Fairfield County, Ohio

TRANSFERRED

AUG 05 2015

County Auditor, Fairfield County, Ohio

201500013508
 Filed for Record in
 FAIRFIELD COUNTY, OH
 GENE WOOD, COUNTY RECORDER
 08-05-2015 At 01:19 pm.
 DEED 28.00
 OR Book 1690 Page 1660 - 1661
 201500013508
 Filed for Record in
 FAIRFIELD COUNTY, OH
 GENE WOOD, COUNTY RECORDER
 08-05-2015 At 01:19 pm.
 DEED 28.00
 OR Book 1690 Page 1660 - 1661

WARRANTY DEED

Curtis R. Potts, unmarried, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Shawn M. Miller**, whose tax-mailing address is US Bank National Association, 17500 Rockside Road, Bedford, Ohio 44146-2099, the following real property:

Situated in the Township of Greenfield, County of Fairfield, State of Ohio, and is 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 Coonpath Road 643.25 feet East of the center line of Baltimore Road (State Route 158); thence East on the center line of Coonpath Road 100 feet to the Northwest corner of the premises conveyed to Virgil W. Meachem, et al; thence South along the West line of said Virgil W. Meachem 325 feet to the Southwest corner thereof; thence West and parallel with the Coonpath Road 100 feet to a point; thence North 325 feet to the place of beginning, containing .745 of an acre, more or less, but subject to all legal highways. Being a portion of the premises conveyed to Ora C. Reef and Ota I. Reef, by Alice M. Cox Guardian of Russell R. Baugher et al, by deed dated February 7, 1914, and recorded in Volume 126, page 45, Deed Record, Fairfield County, Ohio

52141021
 VALMER LAND TITLE AGENCY BOX

Parcel No. 013-0063000

Known as: 875 Coonpath Rd. NW, Lancaster, OH 43130

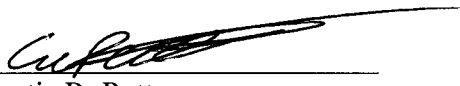
Prior Instrument Reference: Official Record Book 1551, Page 2811-2813, of the records of Fairfield County, Ohio.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

DESCRIPTION REVIEWED AND APPROVED
 FOR TRANSFER ONLY, FAIRFIELD COUNTY
 AUDITOR/ENGINEER TAX MAPS.

BY CLT DATE 8-5-15
 013-00630-00


Signed and acknowledged by:


Curtis R. Potts

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 3rd day of August, 2015,
by Curtis R. Potts, the grantor(s).

Witness my official signature and seal on the day last above mentioned.


Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 150
Gahanna, OH 43230
File No. 52141021



KAREN A WELCH
Notary Public
In and for the State of Ohio
My Commission Expires
August 31, 2016