

201600001965
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
02-05-2016 At 01:21 pm.
DEED 36.00
OR Book 1702 Page 3245 - 3247

TRANSFERRED

FEB 05 2016

REAL ESTATE CONVEYANCE

FEE \$ 354.80

EXEMPT #

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

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

Order Number: 199364

Crown - TTA - P

GENERAL WARRANTY DEED

2885 Lancaster-Kirkersville LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants, with general warranty covenants to **Catheryn H. Marcum, unmarried**, whose tax mailing address is NOIC Inc. dba Concord Mortgage Group 6444 Monroe St. #6 Sylvania, OH 43560 the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 013-00592-00

Property Address: 2885 Lancaster-Kirkersville Rd NW, Lancaster, OH 43130

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Official Record Volume 1621, Page 3015, Recorder's Office, Fairfield County, Ohio.

Witness its hand this 27th day of January , 2016.

2885 Lancaster-Kirkersville, LLC
an Ohio Limited Liability Company

BY: *Douglas B. Turpening* MEMBER
Douglas B. Turpening
Its: Member

State of OHIO
County of FAIRFIELD ss:

Be It Remembered, that on this 27th day of January, 2016, before me, the subscriber, a Notary Public in and for said State, personally appeared the above named 2885 Lancaster-Kirkersville, LLC, an Ohio Limited Liability Company, by Douglas B. Turpening, its member, the grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed, and the voluntary act and deed of said company.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



CARYL N. CAITO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOVEMBER 26, 2016

Caryl N. Caito
Notary Public

This instrument prepared by Magnuson & Barone Attorneys at Law

EXHIBIT 'A'

199364-TTA

LEGAL DESCRIPTION

Situated in the Township of Greenfield, in the County of Fairfield, and in the State of Ohio, and being a part of the Northeast Quarter of Section No. 23, Township No. 15, Range No. 19, beginning at a point on the center line of State Route #158, on the East line of Section No. 23 and 541.77 feet South of Northeast corner of the section; thence from said point in the west 580.8 feet to an iron pin; thence South and parallel with said State Route 75 feet to an iron pin; thence East and parallel with said North Line 580.8 feet to the center line of the road (iron pin West on line 32 feet); thence with said center on the road North 75 feet to the place of beginning, containing One (1) acre, more or less.

Together with an easement reserved in the deed recorded in Volume 637, page 558, of the Fairfield County Deed Records.

Reserving to the grantors herein, their heirs and assigns, the right and easement to use in common with the grantees, their heirs and assigns, for purpose of ingress and passage, the portion lying North of the South line of the premises described in Volume 637, page 558 of the Fairfield County Deed Records of a lane extending West from State Route 158 along the South side of the premises herein conveyed and the North side of lands of the Grantors adjoining the premises herein conveyed.

Subject to the easement conveyed in the deed recorded in Volume 637, page 558, of the Fairfield Deed Records and the Maintenance Agreement recorded in Volume 638, page 559 of the Fairfield County Deed Records.

For informational Purposes only:

Property Address: 2885 Lancaster-Kirkersville Road NW Lancaster, Ohio 43130

Parcel No.:013-00592-00

DESCRIPTION REVIEWED AND APPROVED
FOR TOWN OF GREENFIELD, FAIRFIELD COUNTY
AUDITOR PREPARED FOR TAX MAPS.

BY CLT DATE 2-5-16
013-00592-00