

738 NORTH BROAD ST. LLC

TO  
LARRY & SANDY WOLFE THEN  
TRANSFERRED

REAL ESTATE CONVEYANCE

FEE \$ 768.00

APR 01 2016

EXEMPT #

County Auditor, Fairfield County, Ohio

County Auditor, Fairfield County, Ohio

201600004950  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
04-01-2016 At 03:06 pm.  
DEED 28.00  
OR Book 1705 Page 4441 - 4442

## GENERAL WARRANTY SURVIVORSHIP DEED

Know all men by these presents, that

Larry E. Wolfe and Sandy K. Wolfe ①

husband and wife, for valuable consideration received, hereby grant and assign with general warranty covenants, to:

Zachary J. Young and Andrea M. Fry

husband and wife, for their joint lives with the remainder to the survivor of them, whose tax-bill mailing address will be: C/O The First Federal Bank 300 N. Elizabeth Street, Ste. 3E Chicago, Illinois 60607, all interest in the following real property:

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

Being a part of the Northeast Quarter of Section 23, Township 15, Range 19 and described as follows:

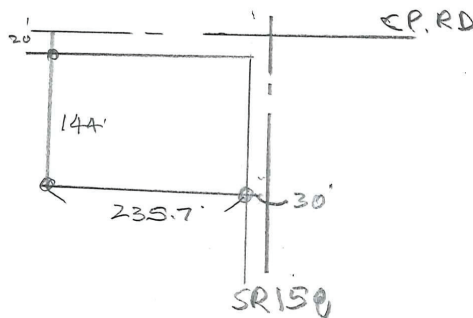
Beginning at the Northeast corner of Section 23, thence South 0 deg. 15 min. East 164 feet with the East line of Section 23; thence West 265.70 feet to an iron pin passing an iron pin at 30 feet; thence North 0 deg. 15 min. West 164 feet to the Section line passing an iron pin 144 feet; thence East with the North line of Section 23, 265.70 feet to the place of beginning, containing 1.00 acre.

Property Address: 2975 Lancaster-Kirkersville Road Northwest, Lancaster, OH 43130

Parcel No.: 013-00590.10


Prior Deed Reference: Deed Book 519, Page 153; and Deed Book 611, Page 633, Fairfield County, Ohio records

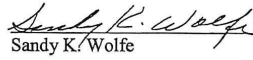
The foregoing real property is granted by the Grantor and accepted by the Grantee subject to all the recorded reservations, conditions, limitations, highways, public roads, rights-of-way, leases, easements, restrictions, zoning ordinances, and any mineral rights severances, as well as real estate taxes and assessments both general and special, which are a lien but not yet due and payable.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPSBY CLT DATE 4.1.16  
013-00590-10

The Grantors herein have read this Deed and hereby acknowledge the voluntary signing hereof.

Executed on this 22 day of March, 2016.

  
Larry E. Wolfe

  
Sandy K. Wolfe

State of Ohio)  
County of Fairfield) ss.

Be it remembered, that on this 22 day of March, 2016, before me, the subscriber, a Notary Public in and for said State, personally came Larry E. Wolfe and Sandy K. Wolfe, the grantor(s) in the foregoing instrument, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

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

  
Notary Public



CRISSA L. FELKNER  
NOTARY PUBLIC, STATE OF OHIO  
FAIRFIELD COUNTY  
My Commission Expires 05-12-2019

This instrument prepared by:  
Jonathan Holfinger, Esq.  
The Holfinger Stevenson Law Firm Co, Ltd.  
4200 Regent Street, Suite 210  
Columbus, OH 43219

After recording, return to:  
Northwest Title Family of Companies, Inc.  
4200 Regent Street, Suite 210  
Columbus, OH 43219

File #3-4664