

TRANSFERRED

APR 12 2016

REAL ESTATE CONVEYANCE

FEE \$ 208.00

EXEMPT #

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

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

201600005534
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-12-2016 At 11:03 am.
DEED 36.00
OR Book 1706 Page 3038 - 3040

SURVIVORSHIP DEED

19-15-14

Sharon M. Gates, Married of Fairfield County, Ohio and Sandra L. Matz
Married of Fairfield County, Ohio and Max R. McNichols, of Fairfield County,
Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to Nicholas
Wiseman and Thalia Wiseman, for their joint lives, remainder to the survivor of them,
whose tax-mailing address is Peoples National Bank, 110 N. Main Street, PO Box 111, New
Lexington, OH 43764, the following real property:

See Attached Exhibit "A"

Parcel No. 013-00370.00
Known as: 0 Lancaster-Kirkersville Road, Lancaster, OH 43130

Prior Instrument Reference: Official Record 1181, page 1210 and Official Record
1470, page 1610, 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.

Robert L. Gates, Husband of Sharon M. Gates, signing solely to release his dower
rights.

James R. Matz, Husband of Sandra L. Matz, signing solely to release his dower rights.

Karen S. Hutton Wife of Max R. McNichols, signing solely to release her dower
rights.

VALMER LAND TITLE AGENCY INC
56143403

(Signatures and acknowledgments continued on next page)

Signed and acknowledged by:

Sharon M. Gates
Sharon M. Gates

Robert L. Gates by Sharon M. Gates His ATTNY in fact
Robert L. Gates by Sharon M. Gates, His Attorney in Fact

Sandra L. Matz
Sandra L. Matz

James R. Matz
James R. Matz

Max R. McNichols
Max R. McNichols

Karen S. Hutton
Karen S. Hutton

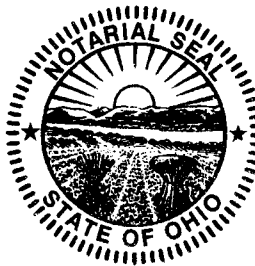
State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 8th day of April, 2016, by Sharon M. Gates, Individually and Sharon M. Gates Attorney in Fact for Robert L. Gates, Her Husband and Sandra L. Matz and James R. Matz, Her Husband and Max R. McNichols and Karen S. Hutton, His Wife the grantor(s).

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

Christine Borgan
Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 150
Gahanna, OH 43230
File No. 56143403



CHRISTINE BORGAN
Notary Public
In and For the State of Ohio
My Commission Expires
April 19, 2018

Exhibit "A"
Legal Description
For File: 56143403

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

Being a part of the Southeast Quarter of Section 14, Township 15 (Greenfield), Range 19, bounded and beginning at a point in the centerline of State Route 158 (being also the East boundary of said Section 14) which is North 0° 43' East 295.00 feet from the Southeast corner of said Section 14; thence North 0° 43' East 320.00 feet to a point in said centerline; thence North 89° 43' West 535.40 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 320.00 feet to a corner fence post, passing an iron pipe at 310.00 feet; thence South 89° 43' East 531.50 feet to the place of beginning, containing 3.92 acres, more or less and subject to all legal rights of way of record. Subject to conditions, restrictions, oil and gas leases and other easements and rights of way, if any, or record.

Parcel No: 013-00370.00

Known As: 0 Lancaster-Kirkersville Road, Lancaster, OH 43130

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

BY CLT DATE 4-7-16
013-00370-00