

TRANSFER
NOT NECESSARY

APR 14 2017

201700006418
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
At 10:27 am.
TRANS DEATH 28.00
OR Book 1735 Page 2772 - 2773

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

TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[O.R.C Section 5302.22]

STATE OF OHIO)
) ss:
COUNTY OF FAIRFIELD)

Carol E. Johnson aka Carol Eloise Johnson, being first duly sworn according to law, state as follows:

1. That Affiant is unmarried and the sole owner of record of the following real property located at 901 Coonpath Road, NW, Lancaster, Ohio 43130, as recorded at Volume 541, Page 859, of Fairfield County deed records:

Situated in the Township of Greenfield, in the County of Fairfield and in the State of Ohio;

Being part of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and described as follows:

Beginning at a point in County Road No. 198 (Coonpath Road), 500.10 feet South 88° 55' East from the Northwest corner of Section 24, which point is the Northeast corner of the premises conveyed by Ora Reef, et al, to James Zink by deed recorded in Volume 258, Page 75, Deed Records of Fairfield County, Ohio, and by him conveyed to Clement E. Breining by deed recorded in Volume 272, Page 84 of said records; thence South 325 feet along the East line of said Breining tract to the Southeast corner of said Breining tract; thence South 88° 55' East 145 feet, more or less, to the Southwest corner of a tract of land conveyed to Helen M. Brunn by deed recorded in Fairfield County, Deed Book 254, Page 180; thence North along the West line of said Helen M. Brunn tract, 325 feet to the center of County Road 198; thence North 88° 55' West along the center line of County Road 198, a distance of 145 feet, more or less, to the place of beginning, containing 1.075 acres, more or less, but subject to all legal highways.

DESCRIPTION REVIEWED AND APPROVED
FOR TOWN OF FAIRFIELD COUNTY, FAIRFIELD COUNTY
AUD. TO PREPARE TAX MAPS.

BY CLT DATE 4-14-17
013-00620-00

Subject to a right of way reserved in former deeds to maintain and use a certain tile drain as now laid out across the premises herein described for storm water drainage, together with the right to enter on said premises to repair the same.

Subject to other conditions, restrictions, easements, leases and rights of way of record.

Parcel No. 013-00620.00


Property Address: 901 Coonpath Road, NW, Lancaster, OH 43130

2. That title of record to the above property is held by Affiant as follows:

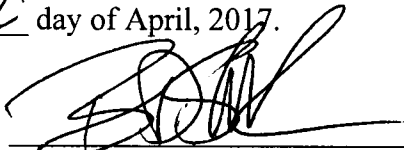

Individually, as owner of the entire fee simple interest.

3. That Affiant hereby designates the entire undivided interest in the property for transfer on death upon the death of Carol E. Johnson to Nancy J. Bates as the transfer on death beneficiary, to receive the title of Affiant upon her death.

5. This Affidavit, and the beneficiary designation set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designation by Affiant, whether by deed or affidavit, related to the above-designated real property.


Carol E. Johnson

Sworn to and subscribed before me this 12th day of April, 2017.


Notary Public – State of Ohio

BRIAN D. SHONK
ATTORNEY AT LAW
Notary Public, State of Ohio
LIFETIME COMMISSION

This Instrument prepared by:
Brian D. Shonk, Attorney at Law
DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON, LLP
144 E. Main St., P.O. Box 667
Lancaster, Ohio 43130