

**TRANSFERRED****REAL ESTATE CONVEYANCE**

AUG 02 2018

FEE \$.....

EXEMPT #.....*M*.....*John A. Slattery Jr.*  
County Auditor, Fairfield County, Ohio*John A. Slattery Jr.*  
County Auditor, Fairfield County, Ohio201800013560  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
08-02-2018 At 08:38 am.  
DEED 28.00  
OR Book 1771 Page 1440 - 1440**GENERAL WARRANTY DEED, Statutory form**

Jason D. Biggs, Trustee, unmarried, for valuable consideration paid, grants with **general warranty covenants**, to The Biggs Group, Limited, whose tax mailing address is 1424 Tiki Lane, Lancaster, Ohio 43130, the following **REAL PROPERTY**:

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

Being a portion of the Northwest Quarter of Section 24, Township 15, Range 19 and bounded and described by beginning at a point on the center line of the Coonpath Road 743.25 feet East of the center line of the Baltimore Road (State Route 158); thence East on the Center line of the Coonpath Road 100 feet to the Northeast corner of the premise formerly owned by Ora C. Reef and Leota I. Reef; thence South along the East line of said Reef premises 325 feet to a point; thence West and parallel with the Coonpath Road 100 feet to a point; thence North 325 feet to the place of beginning. Containing **.745 acre**, more or less.

**Prior Instrument Reference:** Official Record Volume 1152, Page 0061, and Official Record Volume 1374, Page 2981, Fairfield County Recorder's Office, Ohio.  
**Parcel Number:** 013-00614-00  
**Property Address:** 849 Coonpath Road, Lancaster, Ohio 43130

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.  
BY *CLT* DATE *8-2-18*  
*013-00614-00*

**EXCEPTION TO THE WARRANTIES:** The conveyance is made subject to all conditions, easements, restrictions, leases, reservations and rights of way of record.

*[Signature]*  
Jason D. Biggs, Trustee

State of Ohio  
County of Fairfield ss.

**BE IT REMEMBERED**, That on this 26th day of July, 2018, before me, the subscriber, a notary public in and for said state, personally appeared **Jason D. Biggs, Trustee**, whose name is subscribed to and whom executed the foregoing instrument, and acknowledged that the signing and execution of said instrument is his free act and deed for the uses and purposes stated herein.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

*[Signature]*  
Notary Public, State of Ohio

**This instrument prepared by:**  
**Thomas James Corbin, Attorney at Law, Lancaster, Ohio.**