

REAL ESTATE CONVEYANCE

FEE \$ 640-

TRANSFERRED

EXFMP #

JUL 09 2019

Jim A. Slaty, Jr.
County Auditor, Fairfield County, Ohio
TRUSTEE'S DEED
(O.R.C. 5302.09)

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

201900011735
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
07-12-2019 At 01:45 PM.
DEED 44.00
OR Book 1796 Page 12 - 15

File 87093

KNOW ALL MEN BY THESE PRESENTS; Ruth M. Stickel and Susan E. Goettel, Successor Co-Trustees of the Rowan D. Hoffner and Nancy G. Hoffner Revocable Living Trust dated January 4, 1993, Grantor(s), for valuable consideration paid, grant(s), with fiduciary covenants to McKenzie L. Bussert, Unmarried and Kevin L. Bussert and Paige E. Bussert, husband and wife, Grantee(s), for their joint lives, remainder to the survivor of them, whose tax mailing address will be 119 W Main St Bremen OH 43107, the following described real property:

SEE ATTACHED EXHIBIT "A", incorporated herein

Parcel Number(s): 0130062900 and 0130061800

FIRST OHIO TITLE INSURANCE BOX (2)

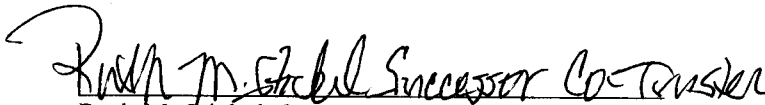
Known as: 935 Coonpath Road NW Lancaster,
OH 43130

This conveyance is subject to all taxes and assessments which are now or may hereafter become liens on said premises, and is subject to all covenants, easements, restrictions, conditions, reservations, reverters, legal highways, zoning laws and ordinances, and governmental regulations, if any, of record, and all coal, oil, gas and other mineral rights and interests previously conveyed, transferred, or reserved of record.

Prior instrument reference: Book 631, Page 113, Deed Book 610, Page 84 and Deed Book 399, Page 305 of the Records of the Office of the Recorder, Fairfield County, Ohio.

IN WITNESS WHEREOF, **Ruth M. Stickel and Susan E. Goettel, Successor Co-Trustees of the Rowan D. Hoffner and Nancy G. Hoffner Revocable Living Trust dated January 4, 1993**, has/have caused his/her/their names to be subscribed hereto.

Signed and acknowledged:


Ruth M. Stickel, Successor Co-Trustee of the
Rowan D. Hoffner and Nancy G. Hoffner
Revocable Living Trust dated January 4, 1993

State of Ohio)

)

) SS:

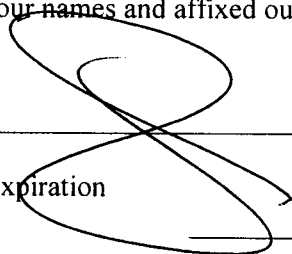
County of Fairfield)

BE IT REMEMBERED, that on this 27th day of June, 2019, before me, the subscriber, a Notary Public in and for said state, personally came Ruth M. Stickel, Successor Co-Trustee of the Rowan D. Hoffner and Nancy G. Hoffner Revocable Living Trust dated January 4, 1993, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I/We have hereunto subscribed our names and affixed our official seals on the day and year last aforesaid.



John Robey Notary Public
Notary Public, State of Ohio
My Commission Expires:
May 18, 2023



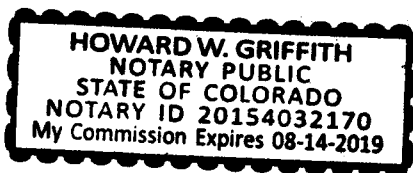
Signed and acknowledged:

Susan E. Goettel
Susan E. Goettel, Successor Co-Trustee of the Rowan
D. Hoffner and Nancy G. Hoffner Revocable Living
Trust dated January 4, 1993

State of Colorado)
) SS:
County of PUEBLO)

BE IT REMEMBERED, that on this 25th day of JUNE, 2019, before me, the subscriber, a Notary Public in and for said state, personally came Susan E. Goettel, Successor Co-Trustee of the Rowan D. Hoffner and Nancy G. Hoffner Revocable Living Trust dated January 4, 1993, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I/We have hereunto subscribed our names and affixed our official seals on the day and year last aforesaid.



Harold W. Juppitt
Notary Public

Commission Expiration Date: Aug 14, 2019

This instrument was prepared by:
Thomas J. Olix, Attorney at Law
Olix & Associates, Co., L.P.A.
2131 Pinebrook Road
Columbus, Ohio 43220
File 87093

EXHIBIT A

Property for Parcel(s): 013-00629-00 and 013-00618-00

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

TRACT ONE: Being a portion of the Northwest Quarter of Section 24 Township 15 Range 19, and bounded by beginning at a point on the center line of the Coonpath Road 300 feet east of the center line of Baltimore Road (State Route No. 158), which point of beginning is the northeast corner of the premises conveyed to Robert W. McGee by deed recorded in Vol. 242, Page 292, Deed Records of Fairfield County, Ohio; thence east on the center line of the Coonpath Road 100 feet to a point thence south and parallel with the Baltimore Road 325 feet to a point; thence west and parallel with the Coonpath Road 100 feet to a point, which point is the southeast corner of the premises conveyed to Charles J. Kennedy, et al. by deed recorded in Volume 248, Page 554, Deed Records of Fairfield County, Ohio; thence north and parallel with the Baltimore Road 325 feet to the place of beginning, containing .745 acre, more or less.

TRACT TWO: Being a part of the Northwest Quarter of Section 24, Township 15, Range 19 and bounded and described as follows: Beginning at an iron pin in County Road No. 198, 400.10 feet South 88 deg. 55' East from the northwest corner of Section 24; thence South 325.0 feet to an iron pin; thence North 89 deg. 30' East 100.0 feet to an iron pin; thence North 325.0 feet to an iron pin in said road; thence South 89 deg. 30' West 100.0 feet to the place of beginning, containing .75 acres of land, more or less, subject to all legal road right of way.

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

BY CLT DATE 7-9-19

013-00629.00

013-00618.00