

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE \$ 820.<sup>00</sup>

MAR 26 2020

EXEMPT #

202000006003  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
03-26-2020 At 01:50 pm.  
DEED 42.00  
OR Book 1818 Page 4522 - 4524

*Jon A. Slater, Jr.*  
County Auditor, Fairfield County, Ohio

*Jon A. Slater, Jr.*  
County Auditor, Fairfield County, Ohio

**SURVIVORSHIP DEED**

**Paul R. Kerridge and Sarah Kerridge**, husband and wife, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Rodney C. Horn and Haley H. Horn**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 143 West Main Street, Lancaster, OH 43130, the following real property:

**VALMERLAND TITLE AGENCY BOX**

52159038

See Attached Exhibit "A"

Parcel No. 013-00632.00

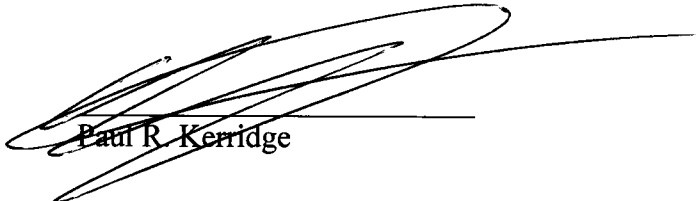
Known as: 2980 Lancaster-Kirkersville Rd. NW, Lancaster, OH 43130

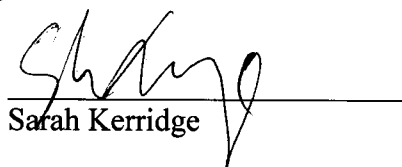
Prior Instrument Reference: Official Record 1680, page 482, of the records of Fairfield County, Ohio.

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.

*(Signatures and acknowledgments continued on next page)*

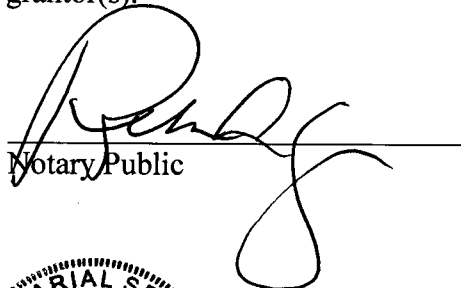
Signed and acknowledged by:

  
Paul R. Kerridge

  
Sarah Kerridge

State of Ohio  
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 23rd day of March, 2020,  
by Paul R. Kerridge and Sarah Kerridge, the grantor(s).

  
Notary Public

This instrument prepared by:  
Rhett A. Plank, Esq.  
540 Officecenter Place, Suite 150  
Gahanna, OH 43230  
File No. 52159038



REBECCA S. MCANESPIE  
NOTARY PUBLIC  
In and for the State of Ohio  
My Commission Expires  
December 21, 2020

**Exhibit "A"**  
**Legal Description**  
**For File: 52159038**

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

Being a portion of the Northwest quarter of Section No. 24, Township No. 15, Range No. 19, and bounded and described by beginning at the point on the center line of the Baltimore Road (State Route No. 158) which is the junction of the center lines of said Baltimore Road and the Coonpath Road; thence South along the center line of said Baltimore Road 125 feet to a point; thence East and parallel with the Coonpath Road 300 feet to a stake; thence North and parallel with the Baltimore Road 125 feet to a point on the center line of said Coonpath Road; thence West along the center line of said Coonpath Road 300 feet to the place of beginning, containing 86/100 of an acre more or less.

Being a tract of land out of the Northwest corner of the premises conveyed to Ora C. Reef and Ota I. Reef by Alice M. Cox, Guardian of Russell R. Baugher, et al. by deed dated February 7, 1914 and recorded in Volume 126, Page 46 Deed Records, Fairfield County, Ohio.

**Parcel No:** 013-00632.00

**Known As:** 2980 Lancaster-Kirkersville Rd. NW, Lancaster, OH 43130

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

BY NID DATE 3/24/2020  
013-00632.00