

TRANSFERRED

OCT 06 2020

REAL ESTATE CONVEYANCE

FEE \$ 167.00

EXEMPT #

202000022143
 Filed for Record in
 FAIRFIELD COUNTY, OH
 LISA MCKENZIE, COUNTY RECORDER
 10-06-2020 At 11:11 am.
 DEED 38.00
 OR Book 1840 Page 750 - 751

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

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

TRUSTEE DEED

O.R.C §5302.09

KNOW ALL MEN BY THESE PRESENTS THAT Gary Krasnosky and Carol Krasnosky, Trustees of the Carol Krasnosky Living Trust dated July 2, 2002 and Gary Krasnosky and Carol Krasnosky, Trustees of the Gary Krasnosky Living Trust dated July 2, 2002, for valuable consideration, paid, grants with General Warranty Covenants to Tanya Shaw, whose tax mailing address is 1191 Coonpath Rd. NW, Lancaster, OH 43130, the following described real estate:

See Exhibit "A" attached hereto and incorporated herein.

Parcel #013-00607-00

Property Address: 1191 Coonpath Rd. NW, Lancaster, OH 43130

Last Ref.: OR Volume 1649, Page 1566 Official Records, Fairfield County, Ohio

This deed is in full satisfaction of the Land Installment Contract recorded in OR Volume 1754, Page 3616 Recorder's Office, Fairfield County, Ohio. ✓

See Memorandums of Trust found in Volume 1840, Page 748 & Volume 1840, Page 749, Official Records of Fairfield County, Ohio.

This instrument is executed and delivered by the grantor(s) and accepted by the grantee(s) subject to the same conditions and restrictions contained in former instruments of record concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

Signed this 25th day of Sept., 2020

Gary Krasnosky Living Trust dated July 2, 2002

Gary Krasnosky
 Gary Krasnosky, Trustee

Carol Krasnosky Living Trust dated July 2, 2002

Gary Krasnosky
 Gary Krasnosky, Trustee

Carol Krasnosky
 Carol Krasnosky, Trustee

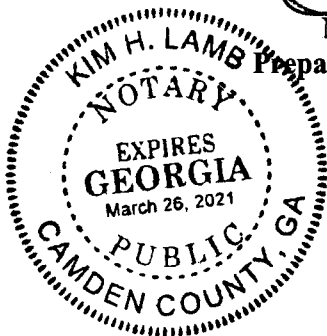
Carol Krasnosky
 Carol Krasnosky, Trustee

STATE OF Georgia, COUNTY OF Camden ss:

Before me, a notary public, in and for said county and state, personally appeared Gary Krasnosky and Carol Krasnosky, Trustees of the Carol Krasnosky Living Trust dated July 2, 2002 and Gary Krasnosky and Carol Krasnosky, Trustees of the Gary Krasnosky Living Trust dated July 2, 2002, who acknowledged the signing of the foregoing instrument and that the same is by free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, this 25th day of Sept., 2020

Kim H. Lamb
 Notary Public



Prepared by Sitterley, Vandervoort & Davis Ltd
 123 S. Broad St. Suite 211
 Lancaster, Ohio 43130
 740-653-0461

EXHIBIT "A"

Situated in the Township of Greenfield, County of Fairfield and State of Ohio and being a part of Section 23, Township 15, Range 19, beginning at a point in the public road on the North line of Section 23, 1017.5 feet West of the Northeast corner of said Section; thence South 89 degrees, 90 minutes West 100 feet to a point; thence South 1 degree, 23 minutes West 440 feet to a point; thence North 89 degrees, 09 minutes East 100 feet to a point; thence North 1 degree, 23 minutes East 440 feet to the place of beginning, containing 1.01 Acres more or less.

EXCEPTING the South half 1.01 Acre tract of land, which exception is described as beginning at an iron pipe on the East line of said Thomas R. Davis Lot, South 1 degree, 23 minutes West 220 feet from the Northeast corner of said Lot at the center of the Coonpath Road; thence from said beginning point South 1 degree, 23 minutes West, 220 feet along the East line of said Lot to an iron pin at the Southeast corner of said Lot; thence South 89 degrees, 09 minutes West 100 feet along the South line of said Lot to an iron pipe at the Southwest corner of said Lot; thence North 1 degree, 23 minutes East 220 feet along the West line of said Lot to an iron pipe; thence North 89 degrees, 09 minutes East 100 feet to the place of beginning, containing 0.50 Acres more or less, together with a perpetual easement of ingress and egress to and from the premises above described which is hereby granted to said grantees, their heirs and assigns forever, over and along a 16 foot driveway across and along the West line of the North half of a 1.01 Acre tract of land owned by Thomas R. Davis as recorded in Volume 221, Page 618 of the Records of Fairfield County, Situated in the Township of Greenfield, County of Fairfield and Ohio, situate in Section No. 23, Township 15, Range 19, described as follows:

Beginning at a point on the West line of said Lot, South 1 degree, 23 minutes West, 30 feet from the Northwest corner of said Lot at the center of the Coonpath Road; thence from said beginning point South 1 degrees, 23 minutes West 190 feet along the West line of said Lot to an iron pipe; thence North 89 degrees, 09 minutes East 16 feet; thence North 1 degree, 23 minutes East 190 feet to a point 30 feet from the center of Coonpath Road; thence South 89 degrees, 09 minutes West 16 feet to the place of beginning. The land conveyed by this Instrument containing .51 Acres, more or less.

Parcel #013-00607-00

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

BY CLT DATE 10-5-20

013-00607-00