

# Know All Men By These Presents,

That, Robert C. Reef, married,

Fairfield County, (Marital Status)  
for valuable consideration paid, grant(s), (WITH GENERAL WARRANTY COVENANTS) to  
George H. Williams, Jr. of

Gabriele Williams, husband and wife, (Marital Status) and  
joint lives, remainder to the survivor of them, whose tax mailing addresses are for their

2810 Lancaster-Kirkersville Road, N. W., Baltimore, Ohio, 43105

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

See back page hereof.

## TRANSFERRED

APR 25 1997

*Barbara Curtiss*  
County Auditor, Fairfield County, Ohio

9700008101  
Filed for Record in  
FAIRFIELD CO, OH  
GENE WOOD  
On 04-25-1997 At 03:27 pm.  
DEED 14.00  
Vol. 659 Pg. 319 - 320

### REAL ESTATE CONVEYANCE

Fee \$ 112.80

Exempt # \_\_\_\_\_

*Barbara Curtiss*  
Auditor, Fairfield County, Ohio

Except taxes and assessments due and payable hereafter, which the grantees assume and agree to pay.

Prior Instrument Reference: Volume 601 Page 152  
Wife ~~of~~ of the grantor, releases all rights of dower therein.

WITNESS our hand this 25th day  
of April, 19 97

In Presence of:  
*Kenneth M. Barnes*  
KENNETH M. BARNES, WITNESS  
*Michelle Garlinger*  
MICHELLE GARLINGER, WITNESS  
State of Ohio  
County of FAIRFIELD, SS:

Before me, a

Notary Public

, in and for said county, personally appeared

the above named Robert C. Reef and Joyce A. Reef, wife of grantor

who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In testimony whereof, I have hereunto subscribed my hand at Lancaster, Ohio,

this 25th day of April, 19 97.

*Kenneth M. Barnes*  
NOTARY PUBLIC, STATE OF OHIO

This instrument prepared by MILLER, BARNES & CHRISTIAN, ATTORNEYS.

Real estate situated in the State of Ohio, County of Fairfield, and Township of Greenfield, bounded and described as follows:

Being a part of the Northwest Quarter of Section 24, Township 15 (Greenfield), Range 19, Fairfield County, Ohio; bounded and beginning at a point in the centerline of the Baltimore Road which is South 908 feet from the intersection of said centerline with the centerline of the Coonpath Road; thence South 130 feet with said centerline of the Baltimore Road to a point; thence East 300 feet to a point; thence North 130 feet to a point; thence West 300 feet to the place of beginning, containing 0.895 acre, more or less, and being subject to all legal rights-of-way of record.

Being a portion of the premises conveyed by Ora Reef and Leota Reef to Carl O. Reef and Lillian M. Reef by deed recorded in Volume 283, Page 145 of the Deed Records of Fairfield County, Ohio.

TOGETHER with an easement thirty (30) feet in total width for the operation, repair, replacement, and maintenance of the existing field drainage tile system where now located on the premises of Grantors, which is adjacent and North of the above described real estate, and which field tile drainage system is an extension of the field tile drainage lines leading from the septic system on the above-described premises onto grantors' premises. The easement is for the specific purpose of maintaining, repairing, replacing, and operating three (3) separate field tile lines located ten (10) feet apart, together with five (5) feet on either side of the outside tile lines for ingress and egress and said easement is granted upon the following terms and conditions:

(1) Grantees shall at all times maintain said field tiles in a workable condition and will indemnify and save grantors harmless from any damage or liability with respect to said easement and the maintenance, operation, repair, and replacement of said lines.

(2) Grantees may enter upon the premises of Grantors for the purposes herein specified, provided that they enter and confine their operation specifically to said thirty (30) foot wide easement.

(3) If Grantees do enter upon the premises of Grantors for the purposes herein specified, they will immediately thereafter restore Grantors' premises to the same condition as the same existed prior to said entry. If excavation is required, said excavation shall immediately be filled and compressed, and if grass is removed, the same shall immediately be replaced with sod.

(4) The existing lines may be replaced but the location thereof shall always remain the same as now existing and may never be enlarged, relocated or extended.

(5) Said easement shall run with the land and shall be binding upon and inure to the benefit of Grantors and Grantees, their respective heirs and assigns, but if abandoned or not used, the same shall cease and terminate and may not be renewed.

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

RECORDATION RESERVATION AND ATTENTION  
FOR TRANSFER ONLY, FAIRFIELD COUNTY, OHIO  
AUDITOR-TAX MAPS

By JK 4/25/92 873-00622-00

**Deed**

Survivorship

ROBERT C. REEF AND  
JOYCE A. REEF, HIS WIFE,

GEORGE H. WILLIAMS, JR.  
GABRIELE WILLIAMS

Witness.

19

9700008101  
SAS  
PICK UP