

TRANSFERRED

REAL ESTATE CONVEYANCE

JAN 11 2017

FEE \$360

201700000705  
 Filed for Record in  
 FAIRFIELD COUNTY, OH  
 GENE WOOD, COUNTY RECORDER  
 01-11-2017 At 03:13 PM.  
 DEED 28.00  
 OR Book 1729 Page 1874 - 1875

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

Warranty Deed - Ohio

EXEMPT #

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

# Know all Men by these Presents

## That

*Thomas O. Weidner and Ruth Ann Weidner, husband and wife, of*  
*County of Fairfield, State of Ohio, for valuable consideration paid, grants with*  
*general warranty covenants to Chaos, LLC, whose tax mailing address is 6644*  
*Woolard Road, Pleasantville, OH 43148 the following real property:*

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

Being a part of the Southwest Quarter of Section 20, Township 16, (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

DESCRIPTION REVIEWED AND APPROVED  
 FOR TRANSFER TO FAIRFIELD COUNTY  
 AUDITOR'S OFFICE TAX MAPS

BY *CLT* DATE *1-11-17*  
*049-02544-00*

Parcel Number: 049-02544-00

Property Address: 8010 Lancaster-Newark Road, Baltimore, Ohio 43105

*Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record. Except for taxes and assessments due and payable after date hereof which the grantees herein assume and agree to pay.*

*GRANTORS do hereby covenant and warrant unto said GRANTEE, the GRANTEE'S heirs, assigns, and successors, that at the time of the delivery of this deed, that the premises are free from all encumbrances, and that the Grantors do warrant and do hereby agree to defend the same to the Grantee, and the Grantee's heirs, assigns and successors, forever, against the lawful claims and demands of all persons.*

*Prior Instrument Reference: Deed Volume 598, Page 355 and Deed Volume 628, Page 248, Recorder's Office, Fairfield County, Ohio.*

**Witness** Their hands this 5<sup>th</sup> day of January, 2017.

Thomas O. Weidner  
Thomas O. Weidner  
Ruth Ann Weidner  
Ruth Ann Weidner

State of Ohio, }  
Franklin County, }

ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

Thomas O. Weidner, who acknowledged he did sign the foregoing instrument and that the same is his free act and deed.



JONATHAN CHASE CLARK  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

In Testimony Whereof,  
hereunto set my hand and official seal, this 5<sup>th</sup> day of January, 2017.  
[Signature]  
Notary Public - State of Ohio

State of Ohio, }  
Franklin County, }

ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

Ruth Ann Weidner, who acknowledged she did sign the foregoing instrument and that the same is her free act and deed.



JONATHAN CHASE CLARK  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

In Testimony Whereof,  
hereunto set my hand and official seal, this 5<sup>th</sup> day of January, 2017.  
[Signature]  
Notary Public - State of Ohio

This instrument prepared by: Jonathan C. Clark  
Clark & Clark and Associates, Attorneys at Law  
130 East Chestnut Street  
Lancaster, Ohio 43130  
(740) 689-9089

Lanco Title Agency #16-0106