



TRANSFERRED

AUG 10 2021 98

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

REAL ESTATE CONVEYANCE

FEE \$.....

EXEMPT # *D*.....

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

202100020940

FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
08/10/2021 01:52 PM
DEED 42.00

WARRANTY DEED

Haley H. Horn, Married to Grantee, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Rodney C. Horn**, whose tax-mailing address is Park National Bank P.O. Box 3500, Newark, OH 43058, the following real property:

See Attached Exhibit "A"

Parcel No. **013-00632.00**
Known as: **2980 Lancaster-Kirkersville Road NW, Lancaster, OH 43130**

Prior Instrument Reference: Official Record 1818, page 4522, 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.

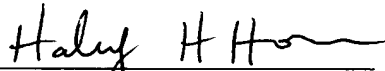
Rodney C. Horn, spouse of grantor, releases all rights of dower therein.

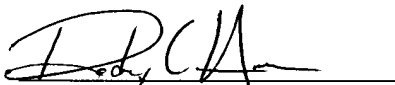
VALMER LAND TITLE AGENCY BOX

56165124

(Signatures and acknowledgments continued on next page)

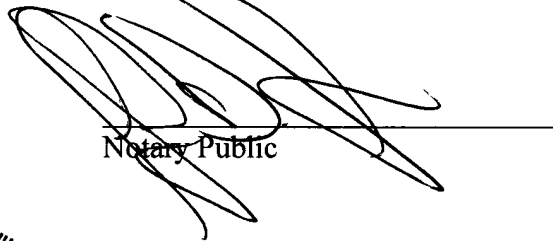
Signed and acknowledged by:


Haley H. Horn


Rodney C. Horn

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 2nd day of August, 2021,
by Haley H. Horn and Rodney C. Horn, her spouse, the grantor(s).


Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 300
Gahanna, OH 43230
File No. 56165124



JENNIFER D. EYMAN
Notary Public
In and for the State of Ohio
My Commission Expires
August 22, 2022

Exhibit "A"
Legal Description
For File: 56165124

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 Road NW, Lancaster, OH 43130

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

BY AB DATE 2/2/21
013-00632-00