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Know all Men by these Presents

That We, John A. Lutz and Martha A. Lutz, husband and wife,

in consideration of One Dollar (\$1.00) and Other Valuable Considerations

to us *paid by* Robert V. Grubb and Grace I. Grubb

Whose address is: R.F.D. #1 Lancaster, Ohio

the receipt whereof is hereby acknowledged, do *hereby* **Grant, Bargain,**
Sell and Convey *to the said*

Robert V. Grubb and Grace I. Grubb

their heirs and assigns forever.

TRACT NO. 1:

Situated in the State of Ohio, County of Fairfield and Township of Greenfield and bounded and described as follows: Being a portion of the northwest quarter of Section 24, Township 15, Range 19, bounded and described by beginning at a point on the center line of the Baltimore Road 425 feet south of the Center line of the Coonpath Road; thence east and parallel with the Coonpath Road 300 feet along the south line of the premises conveyed to Leonard T. and Valma Fauble by deed recorded in Volume 249, Page 552 Fairfield County, Ohio, Deed Records; thence south and parallel with the Baltimore Road 100 feet to a point; thence west and parallel with the Coonpath Road 300 feet to the center line of the Baltimore Road; thence north along the center line of said Baltimore Road 100 feet to the point of beginning, containing .69 acre, more or less.

TRACT NO. 2:

Situated in the State of Ohio, County of Fairfield and Township of Greenfield and bounded and described as follows: Being part of the northwest quarter of Section 24, Township 15, Range 19 and bounded and described as follows: Beginning at a point 325 feet south of the corner line of County Road No. 198 (Coonpath Road) and east 300 feet from the corner of the Baltimore Road, which point of beginning is the northeast corner of the premises conveyed by Ora C. Reef et al to Leonard T. Fauble by deed recorded in Volume 249, Page 552 and also is the southwest corner of the premises conveyed by Ora C. Reef et al to James R. Claypool et al by deed recorded in Volume 248, Page 559 Deed Records Fairfield County, Ohio; thence south 300 feet to a point which is the southeast corner of the premises heretofore conveyed to Albert R. Lutz by deed recorded in Volume 254, Page 61 said deed records; thence east 200 feet to a point which is the southeast corner of the premises this day conveyed to Virgil W. Meachem et al; thence north along the west line of said Virgil W. Meachem tract 300 feet to the south line of the premises now owned by Clement E. Breining et al (Deed Record 272, Page 84); thence south 89° 30' west along the south line of said Clement E. Breining tract and the south line of the James R. Claypool tract (Volume 248, Page 559) 200 feet to the place of beginning, containing 1.38 acre more or less.

Reserving unto the grantors their heirs and assigns and to those persons whose lands adjoin the premises herein described on the west

the right to maintain and use a certain tile drain as now laid out across the premises herein described for storm water drainage, together with the right to enter on said premises to repair the same.

Reference being had to deed recorded in Volume , Page and to Volume 281, Page 513 of the Deed Records of Fairfield County, Ohio.

69719

3.00

RECEIVED IN FAIRFIELD
COUNTY, OHIO
AT 3:34 O'CLOCK P.M.
RECORDED MAY 28 1962
RECORD DEED VOL 312 PAGE 445

MAY 28 1962

TRANSFERRED

MAY 28 1962

J. A. Mock
County Auditor Fairfield County, Ohio

R. M. Zelling
RECORDER
FAIRFIELD COUNTY, OHIO

and all the **Estate, Title and Interest** of the said

John A. Lutz and Martha A. Lutz

either in Law or in Equity of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof; **To have and to hold** the same to the only proper use of the said

Robert V. Grubb and Grace I. Grubb

heirs, and assigns forever;

And the said

John A. Lutz and Martha A. Lutz

for themselves and their heirs, executors and administrators,
do hereby **Covenant** with the said

Robert V. Grubb and Grace I. Grubb

their heirs, and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And Further,** That they do **Warrant and will Defend** the same against all claim or claims, of all persons **whomsoever;**

Except taxes and assessments due and payable after the June 1962 installment which the grantees assume and agree to pay.



In Witness Whereof, The said

John A. Lutz and Martha A. Lutz, husband and wife,

who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this

28th day of May in the year of our Lord

one thousand nine hundred sixty-two.

Signed and acknowledged in presence of

Donald C. Miller

John A. Lutz

(John A. Lutz)

Martha A. Lutz

(Martha A. Lutz)

State of OHIO, County of FAIRFIELD, ss.

Be it Remembered, That on this 28th day of

May, in the year of our Lord one thousand nine hundred

sixty-two, before me, the subscriber, a Notary Public

in and for said county, personally came

John A. Lutz and Martha A. Lutz, husband and wife,

the grantors in the foregoing Deed, and acknowledged the signing

thereof to be their voluntary act and deed

In Testimony Whereof, I have hereunto subscribed

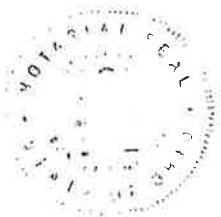
my name and affixed my Notarial seal

on the day and year last aforesaid.

Donald C. Miller

Notary Public State of Ohio

My comm. exp. 6-12-64



This instrument prepared by Donald C. Miller, Attorney