

Order Number: 623534

200400005055
 Filed for Record in
 FAIRFIELD COUNTY, OH
 GENE WOOD
 02-25-2004 At 10:54 am.
 DEED 28.00
 OR Book 1329 Page 2345 - 2346

SURVIVORSHIP DEED

19-15-14

Kenneth W. Blakely and Karen L. Blakely, husband and wife, of Fairfield County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Thomas C. Williams and Lori D. Williams, husband and wife**, for their joint lives, remainder to the survivor of them, whose tax mailing address is c/o Coldwell Banker Mortgage Company 3000 Leadenhall Road Mount Laurel NJ 08054 the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 013-00364-10

Property Address: 1194 Coonpath Road NW Lancaster Ohio 43130

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Deed Book 607, page 617, Recorder's Office, Fairfield County, Ohio.

Witness their hand(s) this 18th day of February, 2004.

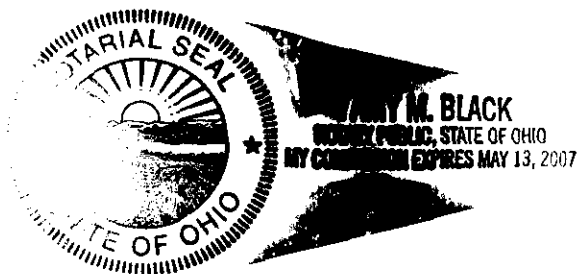
Kenneth W. Blakely
 Kenneth W. Blakely

Karen L. Blakely
 Karen L. Blakely

State of Ohio
 County of Fairfield ss:

Be It Remembered, that on this 18th day of February, 2004, before me, a Notary Public in and for said State, personally appeared the above named Kenneth W. Blakely and Karen L. Blakely, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Amy M. Black
 Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE \$ 152.00

FEB 25 2004

EXEMPT #

Barbara Curtiss
 County Auditor, Fairfield County, Ohio

Barbara Curtiss
 AUDITOR, FAIRFIELD COUNTY, OHIO

The Talon Group - P

LEGAL DESCRIPTION

Real property in the Township of Greenfield, County of Fairfield, State of Ohio, and is described as follows:

Situated in Township 15, Range 19, Section 14, and beginning at a point in Coonpath Road, said point being South 89 degrees 14' 00" East a distance of 1582.80 feet from the Southwest corner of the Southeast Quarter of Section 14; thence North 00 degrees 12' 18" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 580.80 feet to a 5/8 inch rebar set; thence South 89 degrees 14' 00" East a distance of 150.00 feet to a 5/8 inch rebar set; thence South 00 degrees 12' 18" West, passing over a 5/8 inch rebar set at 550.00 feet, a distance of 580.80 feet to a point in Coonpath Road; thence North 89 degrees 14' 00" West a distance of 150.00 feet to the point of beginning, containing 2.000 acres.

Bearings are based on the centerline of Coonpath Road being South 89 degrees 14' 00" East. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in May, 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

TOGETHER WITH AN EASEMENT for ingress and egress to and from the above described real estate specifically described and delineated in a Declaration of Private Roadway Easements recorded in Volume 590, page 707. Deed Records of Fairfield County, Ohio, as amended in an Amended Declaration of Private Roadway Easements, said document recorded in Volume 591, page 80, of the Deed Records of Fairfield County, Ohio, on the 23rd day of April, 1991 and subject to easement rights of other adjacent landowners as set forth therein and subject to all of the responsibilities imposed thereby.

Subject to the conditions and restrictions contained in that Declaration of Covenants, Conditions, and Restrictions recorded in Deed Volume 590, page 671, Recorder's Office, Fairfield County, Ohio.

TOGETHER WITH A DRAINAGE EASEMENT twenty (20) feet in width across the other three tracts of real estate as shown on the attached survey marked Exhibit "A" and subject to a drainage easement twenty (20) feet in width across the other three tracts of real estate shown on the attached survey marked Exhibit "A" and subject to a drainage easement twenty (20) feet in width across the rear of the real estate herein conveyed. It is agreed that the existing drainage swales shall not be built upon, redirected, tiled, blocked, or interfered with, without plans being submitted to the Fairfield County Health Department for prior approval prior to any work being done in this regard.

013-00364-10

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY AB DATE 10/07/03