

Order Number: 1153671

200500022822  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD  
09-01-2005 At 10:15 am.  
DEED 28.00  
OR Book 1400 Page 3046 - 3047

# **SURVIVORSHIP DEED**

19-15-23

**Clyde Joseph, Jr. and Diana Joseph**, husband and wife, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Joshua E. Eck and Jennifer N. Eck, husband and wife**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 3800 Dublin-Granville Road, Dublin, OH 43017 the following real property:

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

Parcel Number: 013-00595.00

Property Address: 2929 Lancaster-Kirkersville Road, Lancaster, OH 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 instruments of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 1253, Page 2176, Official Records, Recorder's Office, Fairfield County, Ohio.

Witness their hand(s) this 29th day of August, 2005.

Clyde Joseph Jr.  
Clyde Joseph, Jr.  
Diana Joseph  
Diana Joseph

State of Ohio  
County of Fairfield ss:

Be It Remembered, that on this 29th day of August, 2005, before me, a Notary Public in and for said State, personally appeared the above named Clyde Joseph, Jr. and Diana Joseph, 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.



**CARYL N. CAITO**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOVEMBER 27, 2006

Caryl N. Caito  
Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

TRANSFERRED

SEP 01 2005

Barbara Curtiss  
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 380.00

EXEMPT # \_\_\_\_\_

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:

Being a part of the Northeast Quarter of Section Number Twenty-three (23), Township Number Fifteen (15), Range Number Nineteen (19), beginning at a point on the east line of said quarter section and in the center line of St. Rt. 158, three hundred sixteen and seventy-seven hundredths (316.77) feet south of the Northeast corner of said quarter section, said beginning point being the southeast corner of a certain irregular tract of land containing two (2) acres which was conveyed by Clark M. Pugh and wife to Jesse E. Waugh and Mary S. Waugh by deed dated June 30, 1944;

Thence from said beginning point West along the south line and south line and south line extended by said Waugh lands a distance of Five Hundred Eighty and Eight tenths (580.8) feet to an iron pin;

Thence South parallel with the east line of said quarter section a distance of seventy-five (75) feet to an iron pin; thence East and parallel with the south line of said Waugh lands a distance of Five Hundred Eighty and Eight tenths (580.8) feet to a point in the East line of said quarter section and in the center line of said road;

Thence North along said quarter and section line a distance of seventy-five (75) feet to the place of beginning, containing one (1) acre, be the same, more or less.

013-00595.00

DESCRIPTION REVIEWED AND APPROVED  
BY AB DATE 6/17/05  
ASSISTANT COUNTY CLERK