

TRANSFERRED

AUG 14 2013

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

REAL ESTATE CONVEYANCE

FEE \$ 100.00

EXEMPT # _____

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

201300017098
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
08-14-2013 At 03:04 pm.
DEED 28.00
OR Book 1641 Page 3127 - 3128

GENERAL WARRANTY DEED
With Survivorship

738 NORTH BROAD STREET LLC, an Ohio Limited Liability Company, the Grantor for Ten Dollars (\$10.00) and other valuable consideration paid, grants with general warranty covenants to **LARRY E. WOLFE AND SANDY K. WOLFE** for their joint lives remainder in fee simple to the survivor of them the Grantees, the following described REAL PROPERTY:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART THEREOF

PARCEL NO: 013-00603-00

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any prorated to the date of this deed.

Prior Instrument Reference: Official Record 1630, Page 1726, in the Office of the Recorder of Fairfield County, Ohio.

GRANTOR does hereby covenant and warrant unto said GRANTEES, the GRANTEES' heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor was lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor has good right to sell and convey the same to the Grantees, the Grantees' heirs, assigns and successors, and that the Grantor does warrant and does hereby agree to defend the same to the Grantees, the Grantees heirs, assigns, or successors, forever, against the lawful claims and demands of all persons.

This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained, this parcel shall be used in conjunction with the parcel recorded in Official Record 1494, Page 904, Deed Records, Parcel No. 013-00610-00, Fairfield County, Ohio.

Executed on this 13th day of August, 2013.

738 North Broad Street, LLC

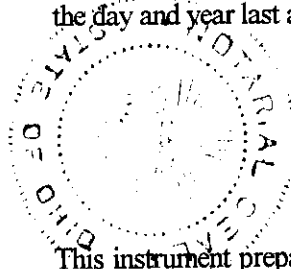
SAS Title Agency, LLC
13364.242

Michael Baer
Michael Baer, Sole Member

STATE OF OHIO
COUNTY OF FAIRFIELD, SS.

The foregoing instrument was acknowledged before me this 13th day of August, 2013, by 738 NORTH BROAD STREET LLC, an Ohio Limited Liability Company, Michael Baer, sole member, the Grantor and that the same was his free act and deed and that of the company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



TODD D. PECHAR, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Todd D. Pechar
Notary Public, State of Ohio
My commission expires:

This instrument prepared by STEBELTON, ARANDA & SNIDER, A Legal Professional Association, 109 North Broad Street, Lancaster, Ohio 43130.

EXHIBIT A

Situated in the Township of Greenfield, County of Fairfield and State of Ohio and being a part of the northeast quarter of Section 23, Township 15, Range 19 and bounded and described as follows:

Beginning at an iron pipe in the northeast corner of the tract being herein conveyed, said iron pipe being located South 89° 04' West 672.09 feet and South 0° 53' East 440.00 feet from the northeast corner of Section 23; thence from said place of beginning South 0° 53' East 536.88 feet to an iron pipe; thence along the north line of the Newman tract North 82° 59' West 70.73 feet to a post at an angle in the line; continuing along said line, North 59° 17' West, 486.2 feet to an iron pipe; thence along the West line of the Clark M. Pugh tract, North 3° 38' East 273.8 feet to an iron pipe found; thence along the South line of Tom Davis, Carl Rose and James Goldsborough, North 89° 09' East 300.00 feet to an iron pipe found; thence continuing South 89° 12' East 162.80 feet to the place of beginning containing 4.593 acres, more or less.

EXHIBIT A, 100% APPROVED
ALBERT J. ROSE, JR., FAIRFIELD COUNTY
AUGUST 19, 1913

BY CLT DATE 8-9-13
013-00603-00