

TRANSFERRED

OR BK 1680 PG 3132

MAR 24 2015

LK

County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 1100

EXEMPT #

County Auditor, Fairfield County, Ohio

201500004710  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
03-24-2015 At 03:52 pm.  
DEED 36.00  
OR Book 1680 Page 3132 - 3134

19-15-24

**SURVIVORSHIP DEED**

File # 402711WF

**KNOW ALL MEN BY THE PRESENTS THAT; Bryan E. Goodrich, Married,**  
Grantor(s), for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant,  
with general warranty covenants, to **Kristen Palonis and William P. Palonis, Husband and**  
**Wife,** Grantee(s), for their joint lives, remainder to the survivor of them, whose Tax Mailing  
Address will be 815 Coonpath Road, NW, Lancaster, OH 43130.

The following described real property:

**SEE ATTACHED EXHIBIT "A"**

Parcel Number: 0130063900 and 0130062100  
Known as: 815 Coonpath Rd NW  
Lancaster, OH 43130

**FIRST OHIO TITLE INSURANCE BOX**

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any,  
contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: ORV 1584, Page 3717 and ORV 620, Page 408, of the  
Records of the office of the Recorder, Fairfield County,  
Ohio

Lora Goodrich, Spouse of Grantor, hereby releases all rights of **Dower** therein.

Witness his/her/their hand(s) this 20th day of March, 2015.

Bryan E. Goodrich  
Bryan E. Goodrich

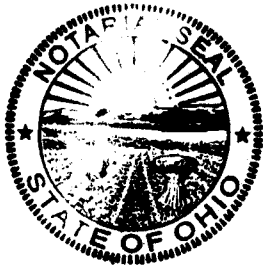
Lora Goodrich  
Lora Goodrich

State of Ohio

County of Fairfield )  
 ) SS

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named Bryan E. Goodrich and Lora Goodrich, Grantor(s) who acknowledged that they/he/she did sign this Warranty Deed and the same is their/his/her free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, this 20th day of March, 2015.



**JILL C. CAMPBELL**  
Notary Public, State of Ohio  
My Commission Expires  
February 17, 2018

Jill Campbell  
Notary Public  
Commission Expiration  
Date: 2/17/18

**This instrument was prepared by:**

Thomas J. Olix, Attorney at Law  
Olix & Associates, Co., L.P.A.  
2131 Pinebrook Road  
Columbus, Ohio 43220

**File # 402711WF**

## EXHIBIT "A"

Situated in the County of Fairfield, State of Ohio, and Township of Greenfield and bounded and described as follows:

**TRACT ONE:** Being a part of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and beginning at a point in the center line of County Road 31 (Coonpath), being also the North boundary of said Section 24, which is West 1352.50 feet from Northeast corner of said Northwest Quarter; thence south 89 deg. 53' West 487.90 feet with said road centerline to a point, thence South 0 deg. 07' West 628.65 feet to an iron pipe, passing an iron pipe at 25.00 feet; thence South 89 deg. 35' East 492.65 feet to a corner fence post; thence North 0 deg. 10' West 283.10 feet to an iron pipe; thence North 0 deg. 30' West 350.00 feet to the place of beginning; passing an iron pipe at 325.00 feet, containing 7.09 acres more or less and subject to all legal rights-of-way of record.

**EXCEPTING** therefrom the following; Being a part of the Northwest Quarter of Section 24, Township 15 (Greenfield), Range 19, Bounded and beginning at a point in the centerline of County Road 31 (Coonpath) being also the North boundary of said Section 24, which is West 1352.50 feet from the Northeast corner of said Northwest Quarter; thence South 89° 53' West 200.00 feet with said road centerline to a point, thence South 0° 30' East 325.00 feet to an iron pipe, passing an iron pipe at 25.00 feet; thence North 89° 53' East 200.00 feet to an iron pipe; thence North 0° 30' West 325.00 feet to the place of beginning, passing an iron pipe at 300.00 feet; containing 1.49 acres, more or less and subject to all legal rights-of-way of record.

**TRACT TWO:** Being a part of the Northwest Quarter of Section 24, Township 15, Range 19, and bounded and described as follows: Beginning at a point which is reached by beginning at a point in County Road No. 198 (Coonpath Road), 500.10 feet South 88° 55' East from the Northwest corner of Section 24, which point is the Northeast corner of the premises conveyed by Ora Reef et al to James Zink by deed recorded in Volume 258, Page 75, Deed Records, Fairfield County, Ohio, and by him conveyed to Clement B. Breining by deed recorded in Volume 272, Page 84 of said records; thence South 325 feet along the East line of said Breining tract and said line projected to a point, the place or beginning; thence from the said beginning point South 300 feet along the East line of said Breining tract and said line projected to a point, thence South 88° 55' East 345 feet, more or less, to a point; thence North 300 feet to a point, thence West and parallel with County Road No. 198, 345, feet to the place of beginning, containing 2.375 acres, more or less.

Being a portion of the premises conveyed by Ora Reef, et al to Virgil W. Meachem, et al, by deed recorded in Volume 281, Page 551 of the Deed Records of Fairfield County, Ohio, and subject to the right reserved therein by Ora Reef, his heirs and assigns, to maintain and use a certain tile drain, as now laid out across said premises, for storm water drainage, together with the right to enter onto said premises to repair the same.

DESCRIPTION REVIEWED AND APPROVED  
FOR TITLING ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY CLT DATE 3-24-15

013-00639-00

013-00621-00