

TRANSFERRED

JUN 05 2019

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

REAL ESTATE CONVEYANCE

FEE \$ *640.00*

EXEMPT # .....

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

201900009037  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
06-05-2019 At 11:28 am.  
DEED 36.00  
OR Book 1792 Page 3058 - 3060

***SURVIVORSHIP DEED***

**Nancy J. Bates**, married, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Taylor Deye and Brittany Deye**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 901 Coonpath Road NW, Lancaster, OH 43130, the following real property:

**See Attached Exhibit "A"**

Parcel No. **013-00620.00**

Known as: **901 Coonpath Road NW, Lancaster, OH 43130**

Prior Instrument Reference: Official Record 1735, Page 2772 and Official Record 1789, Page 245, of the records of Fairfield County, Ohio.

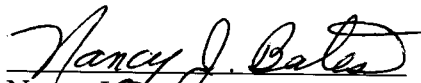
Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.


James Bates, Spouse of Grantor hereby signing to Release all Right of Dower herewith.

*56155625*  
**VALMER LAND TITLE AGENCY BOX**

*(Signatures and acknowledgments continued on next page)*

Signed and acknowledged by:

  
Nancy J. Bates

  
James Bates

State of Ohio  
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 3rd day of June, 2019, by  
Nancy J. Bates and James Bates, her spouse, the grantor(s).

Witness my official signature and seal on the day last above mentioned.

  
Notary Public

This instrument prepared by:  
Rhett A. Plank, Esq.  
540 Officecenter Place, Suite 150  
Gahanna, OH 43230  
File No. 56155625



JENNIFER D. EYMAN  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
August 22, 2022

**Exhibit "A"**  
**Legal Description**  
**For File: 56155625**

Situated in the Township of Greenfield, in the County of Fairfield and in the State of Ohio;

Being part of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and described as follows:

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 of Fairfield County, Ohio, and by him conveyed to Clement E. Breining by deed recorded in Volume 272, Page 84 of said records; thence South 325 feet along the East line of said Breining tract to the Southeast corner of said Breining tract; thence South 88° 55' East 145 feet, more or less, to the Southwest corner of a tract of land conveyed to Helen M. Brunn by deed recorded in Fairfield County, Deed Book 254, Page 180; thence North along the West line of said Helen M. Brunn tract, 325 feet to the center of County Road 198; thence North 88° 55' West along the center line of County Road 198, a distance of 145 feet, more or less, to the place of beginning, containing 1.075 acres, more or less, but subject to all legal highways.

Subjet to a right of way reserved in former deeds 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.

**Parcel No:** 013-00620.00

**Known As:** 901 Coonpath Road NW, Lancastere, OH 43130

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

BY NHD DATE 5/28/19

013-00620.00