

REAL ESTATE CONVEYANCE

TRANSFERRED

SEP 04 2019

FEE \$ 1040

EXEMPT #

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

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

SURVIVORSHIP DEED

201900015480
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
09-04-2019 At 10:57 am.
DEED 36.00
OR Book 1800 Page 3656 - 3658

19-15-24

James Mark Hedrick, Unmarried, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Richard T. Hoffman and Robyn A. Murry-Hoffman**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is The State Bank and Trust Company, 401 Clinton Street, Defiance, OH 43512, the following real property:

See Attached Exhibit "A"

Parcel No. **013-00623.00**

Known as: **2836 Lancaster- Kirkersville Road NW, Lancaster, OH 43130**

Prior Instrument Reference: Official Record 1290, Page 695 and Official Record 1421, Page 2940 and Official Record 1744, Page 739, of the records of Fairfield County, Ohio.

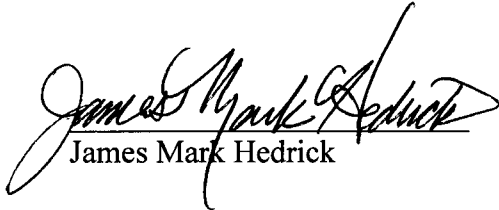
Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously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

VALMER LAND TITLE AGENCY BOX

561 56616

(Signatures and acknowledgments continued on next page)

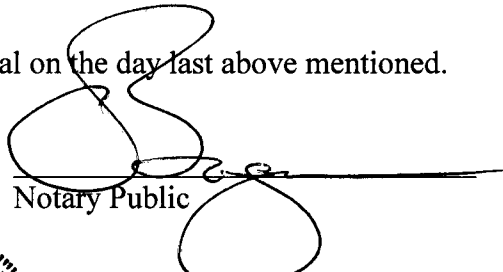
Signed and acknowledged by:


James Mark Hedrick

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 30th day of August, 2019,
by James Mark Hedrick, 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. 56156616



CHRISTINE BORGAN
Notary Public
In and for the State of Ohio
My Commission Expires
April 19, 2023

Exhibit "A"
Legal Description
For File: 56156616

The following described real estate, situate in the Township of Greenfield, in the County of Fairfield and State of Ohio, being known and designated as follows:

FIRST TRACT: Being a portion of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and described by beginning at a point on the center line of the Baltimore Road 725 feet South of the center line of the Coonpath Road; thence East and parallel with the Coonpath Road 300 feet along the South line of the premises conveyed to Clark W. Claypool; thence South and parallel with the Baltimore Road 163 feet to a point; thence West and parallel with the Coonpath Road 300 feet to the center line of the Baltimore Road; thence North along the center line of said Baltimore Road 163 feet to the point of beginning, containing 1.122 acres more or less but subject to legal highways. Being a portion of the premises conveyed by Ora Reef and Leota Reef to Carl O. Reef and Lillian M. Reef by deed recorded in Volume 283, Page 145, of the Deed Records of Fairfield County, Ohio.

SECOND TRACT: Being a portion of the Northwest Quarter of Section 24, Township 15, Range 19, bounded and described by beginning at a point on the centerline of the Baltimore Road 888 feet South of the centerline of the Coonpath Road; thence East and parallel with the Coonpath Road 300 feet along the South line of the premises now owned by Lillian M. Reef (Volume 325, Page 259); thence South and parallel with the Baltimore Road 20 feet to a point; thence West and parallel with the Coonpath Road 300 feet to the centerline of the Baltimore Road; thence North along the centerline of said Baltimore Road 20 feet to the point of beginning, containing 0.138 acre, more or less, but subject to legal highways.

Parcel No: 013-00623.00

Known As: 2836 Lancaster- Kirkersville Road NW, Lancaster, OH 43130

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

BY CLT DATE 8.23.19
013.00623.00