

REAL ESTATE CONVEYANCE

TRANSFERRED FEE \$ 623.<sup>00</sup>

JUN 03 2020

EXEMPT #

202000010721  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
06-03-2020 At 09:47 am.  
DEED 42.00  
OR Book 1825 Page 1233 - 1235

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

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

GENERAL WARRANTY DEED

①

Know all persons by these presents, that:

**Christopher I. Bramlage and Destini J. Bramlage**

husband and wife, the designated Grantor herein, whether one or more than one, for valuable consideration received hereby grant and assign with general warranty covenants, to:

**Jennifer Browning**

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be the same as the property address, which is: 2905 Lancaster Kirkersville Road, Lancaster, OH, 43130, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2905 Lancaster Kirkersville Road, Lancaster, OH 43130

Parcel No.: 013-00593-00

Prior Deed Reference: OR Vol. 1691, Page 3888 of the Fairfield County, Ohio records

The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

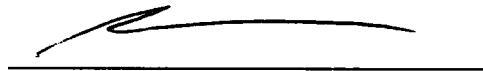
Executed on this 29<sup>th</sup> day of May, 2020.

  
Christopher I. Bramlage

  
Destini J. Bramlage

State of Ohio)  
County of Fairfield)

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of  
May, 2020, by Christopher I. Bramlage and Destini J. Bramlage.

  
\_\_\_\_\_  
Notary Public



Notary Stamp

ROBERT O. DERIN, Attorney At Law  
Notary Public  
In and for the State of Ohio  
My Commission has no expiration date  
Sec. 147.03 R.C.

This instrument prepared by:  
The Holfinger Stevenson Law Firm  
1160 Dublin Road, Suite 500  
Columbus, OH 43215

File #3-6963

After recording, return to:  
Northwest Title Family of Companies, Inc  
c/o Crissa Felkner  
309 East Main Street  
Lancaster, OH, 43130

**EXHIBIT "A"**

(File #3-6963)

Situated 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 Twenty-three (23), Township Fifteen (15), Range Nineteen (19), beginning at a point in the centerline of State Route 158 on the East line of Section 23, and 466.77 feet South of the Northeast corner of the Section (stake is 31 feet West on line);

Thence from said point in the road West 580.8 feet to an iron pin;

Thence South and parallel with said State Route, 75 feet to an iron pin;

Thence East and parallel with said North line 580.8 feet to the center of the road;

Thence with said centerline of the road North 75 feet to the place of beginning, **containing one acre, more or less.**

Parcel No.: 013-00593-00

Prior Deed Reference: OR Vol. 1691, Page 3888 of the Fairfield County, Ohio records

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

BY CLT DATE 6-2-20  
013-00593-00