

202100023551

FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
09/08/2021 10:27 AM
DEED 42.00

TRANSFERRED

SEP 08 2021 *U*

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

REAL ESTATE CONVEYANCE

FEE \$ *450*

EXEMPT #

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

General Warranty Deed

(pursuant to O.R.C. 5302.01 through O.R.C. 5302.06) *2 of 4*

Chaos, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to JTBD Investments, LLC, an Ohio limited liability company ("Grantee"), whose tax mailing address is 3550 Heiger Road, Millersport, OH 43046, the following real property:

See Exhibit A attached hereto and made a part hereof.

Parcel ID: 049-02544-00

Commonly Known As: 8010 Lancaster-Newark Rd., Baltimore, OH 43105

Prior Instrument Reference: OR Book 1729, page 1874, Recorder's Office, Fairfield County, Ohio.

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning restrictions, to all legal highways, to all valid and existing easements of record, and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record, if any, and taxes and assessments due and payable after the date of execution hereof.

Executed this 27th day of August, 2021.

GRANTOR:

Chaos, LLC, an Ohio limited
liability company

By: Jeffrey P. Watson
Jeffrey P. Watson, its sole member

State of Ohio)
County of Licking)

The foregoing instrument was acknowledged before me this 27th day of August, 2021 by Jeffrey P. Watson, the sole member of Chaos, LLC, an Ohio limited liability company, for an on behalf of the company.

This is an acknowledgment clause. No oath or affirmation was administered to the signers with regard to this notarial act.

Ruth Floyd
Notary Public



RUTH FLOYD
Notary Public, State of Ohio
My Commission Expires 01-11-2026

This instrument was prepared by: Catherine J. Baird, Esq. Fisher, Skrobot, & Sheraw, LLC
471 East Broad St., Suite 1810 Columbus, Ohio 43215 (614) 233-6950
File # PT-21134

EXHIBIT A

Situated in the Township of Walnut, County of Fairfield, and State of Ohio and being further bounded and described as follow:

Being a part of the Southwest Quarter of Section 20, Township 16, (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

Parcel ID: 049-02544-00

Commonly Known As: 8010 Lancaster-Newark Rd., Baltimore, OH 43105.

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

BY CLT DATE 9-7-21

049-02544-00