

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
11/04/2019 JR

TRANSFERRED
Date Nov 4, 2019
Mandi Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: JS 27.00



201911040024211

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11/4/2019 2:21 PM MEPWORLD CLAS
Bryan A. Long Licking County Recorder

GENERAL WARRANTY DEED

Oak House Properties LLC, a limited liability company, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Christina Lonberger, the Grantee(s), whose tax mailing address is: 79 Union Avenue, Buckeye Lake, OH
THE FOLLOWING DESCRIBED PROPERTY: 043008

Situated in the State of Ohio, in the County of Licking, and in the Village of Buckeye Lake, and bounded and described as follows:

Being Lot No. 124 in the Second Addition, Susan W. Neel's Allotment as the same is shown upon the plat thereof and recorded in Volume 4, Page 60 of the Plat Records of Licking County, Ohio, together with any cottage or improvements, and appurtenances located thereon.

More commonly known as: 89 West 2nd Street, Buckeye Lake, OH 43008

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.

Prior Instrument Reference: Instrument Number: 201907030013256 of Licking County, Ohio.
Permanent Parcel Number: 074-342270-00.000

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.



17180272304060006000


Executed on this 22 day of October, 2019

Oak House Properties LLC

By: Michael Hamby, Managing Member
Michael Hamby, Managing Member

STATE OF Ohio, COUNTY OF Franklin SS:

The foregoing instrument was acknowledged before me this 22 day of October, 2019, by Michael Hamby, Managing Member of **Oak House Properties LLC**, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.


Notary Public Kenneth F. Higdon
My Commission Expires 3-26-23



KENNETH F. HIGDON
Notary Public, State of Ohio
My Commission Expires
March 26, 2023

This Instrument was prepared by: Lance Chapin, Esq., without opinion
Chapin Legal Group, LLC
580 South High Street, Suite 330
Columbus, OH 43215
1910-i009-2nd