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Know all Men by these Presents

That Newlon Tire, Inc., an Ohio Corporation

of Perry County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to **Richard J. Newlon and Karen R. Newlon**, husband and wife, for their joint lives, remainder to the survivor of them

whose tax mailing address is 1735 Airport Road, S.E.
New Lexington, Ohio 44676

the following real property:

Being in the Village of New Lexington and a part of the southeast quarter of Section 4, Township 15, Range 15, Pike Township, Perry County, Ohio, and more particularly described as follows:

Beginning, for reference, at a stone in the southwest corner of the southeast quarter of Section 4; thence, North 0° 00' 00" East 549.00 feet in the half section line and the west line of Carroll Street (also State Route 345), to a point; thence, North 90° 00' 00" East 50.00 feet to a point in the east line of Carroll Street (also S.R. 345) and the principal place of beginning of the tract herein to be conveyed; thence, South 89° 57' 35" East 296.00 feet to a point; thence, North 89° 25' 48" East 4.00 feet to a point; thence, South 0° 00' 00" East 113.83 feet to a point in the north line of an alley; thence, North 90° 00' 00" West 300.00 feet, in the north line of the alley, to a point in the east line of Carroll Street (also S.R. 345); thence, North 0° 00' 00" West 114 feet, in the east line of Carroll Street (also S.R. 345), to the place of beginning. The tract as described contains **.7842 acres**, more or less, subject to all easements of record.

The above description was prepared, in part, from the survey of the tract adjacent to and to the north by Elmer W. Frasure, Ohio Registered Surveyor #4148 (See Volume 174, Page 111 of the Perry County Records) and describes the land delineated in Volume 174, Page 652 of the Perry County Records.

Frank C. Hoffman, P.E., Ohio Registered Surveyor #3163.

Description Meets Minimum
Survey Standards, Approval
for transfer is up to the
Auditors Office.
1/5/95
Perry County Engineers Ofc.

IT IS THE EXPRESS INTENTION OF THIS INSTRUMENT TO CREATE A SURVIVORSHIP TENANCY IN THE GRANTEE PURSUANT TO SECTION 5302.17 OHIO REVISED CODE.

TRANSFERRED
DATE 1-10-95
SEC. 319.54
SEC. 319.202 COMPLIED
WITH AMT.
JOANN N. HANKINSON
AUDITOR, PERRY CO. OHIO
BY 1-5-95

000826

Prior Instrument Reference: Volume 252, Page 982-A
 wife/husband of the grantor, releases all rights of dower
 therein.

Witness our hands this 31st day of December
 19 94.

Signed and acknowledged in presence of

NEWLON TIRE, INC

Jackie Toeller
Joseph A. Flautt

By: *Richard J. Newlon*
 Richard J. Newlon, President

By: *Karen R. Newlon*
 Karen R. Newlon, Secretary

State of Ohio, ss. Before me, a Notary Public
 Perry County, in and for said County and State, personally appeared the above named
 Newlon Tire, Inc., an Ohio Corporation, by Richard J. Newlon,
 President and Karen R. Newlon, Secretary,

who acknowledged that they did sign the foregoing instrument and that the same is their
 free act and deed, both individually and as such officers.

In Testimony Whereof, I have hereunto set my hand
 and official seal, at New Lexington, Ohio
 this 31st day of December
 A. D. 1994.

Jackie Toeller

Notary Public

JACKIE TOELLER
 Notary Public, State of Ohio
 My commission expires 12-15-1996

State of County, ss. Before me, a
 named in and for said County and State, personally appeared the above

who acknowledged that
 free act and deed.

did sign the foregoing instrument and that the same is

In Testimony Whereof, I have hereunto set my hand
 and official seal, at
 this day of
 A. D. 19

This instrument prepared by FLAUTT AND ALLEN, Attorneys at Law
 New Lexington, Ohio 43764

Warranty Deed

TO

19

COUNTY AUDITOR

isferred

RECEIVED FOR RECORD
 At 1:42 o'clock P. m.

FEB 02 1995

OFF. REC. VOL 133 Pg. 826
 BARBARA J. FOX, Recorder
 FEE \$1400 Perry County, Ohio