

000076

Instrument
199900008384

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CLARA BLANCHE PRATT, also known as BLANCHE PRATT, an unmarried widow, of Perry County, Ohio, Grantor, for valuable consideration, grants WITH GENERAL WARRANTY COVENANTS, to **ROGER D. HOOPER and DEBRA C. HOOPER**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 237 East Jefferson Street, New Lexington, OH 43764, the following real estate:

Situated in the State of Ohio, County of Perry, City of New Lexington, and bounded and described as follows:

FIRST TRACT: Being Lot Numbered Three Hundred and Seventy-four (374) in the North Addition to the Village of New Lexington, Perry County, Ohio, as the same is delineated in the plat thereof on file in Plat Book 2, Page 87, in the Recorder's Office of Perry County, Ohio, and being known as 243 East Jefferson Street in said Village of New Lexington, Ohio.

Also a part of Lot Number Three Hundred and Seventy-three (373) in said North Addition to the said Village of New Lexington, Perry County, Ohio, and further described as follows: Beginning at the northwest corner of said Lot No. 373; thence east, along the north boundary of said Lot, ten (10) feet to a stake; thence south, parallel with the north and south line of said lot, one hundred and ten (110) feet to a stake on the south boundary of said lot; thence west, along the south boundary of said lot, ten (10) feet to the southwest corner of said lot; and thence north, along the west boundary of said lot, one hundred and ten (110) feet to the place of beginning, containing 0.0253 acre, more or less, and being so much of said Lot No. 373 in the said North Addition to the Village of New Lexington, Ohio, as has not heretofore been conveyed to Carl E. Cannon and Mary E. Cannon, in deed dated July 24, 1951, and recorded in Volume 158, Page 369, Deed Records, Perry County, Ohio, to the record of which reference is hereby had and made.

SECOND TRACT: Being Lot Number Three Hundred and Seventy-five (375) in the North Addition to the Village of new Lexington, Perry County, Ohio, according to the plat of said addition on file in the Recorder's Office of Perry County, Ohio.

EXCEPTING THEREFROM a total of forty-five (45) feet off the West side of said Lot 375, which 45 feet has been previously conveyed out by this grantor by the following deeds:

(1) Volume 252, Page 164, Deed Records - Warranty Deed from Blanche Pratt, unmarried widow, to Roger D. Hooper; Dated 7/15/81; Filed 7/20/81; Conveying 17' West side of Lot 375, North Addition, New Lexington, Ohio

(2) Volume 63, Page 61, Official Records - Warranty Deed from Blanche Pratt, unmarried widow, to Roger D. Hooper; Dated 8/20/90; Filed 8/22/90; Conveying 12' x 110', 0.03 acre, part Lot 375, North Addition, New Lexington, Ohio

(3) Volume 178, Page 746, Official Records - Warranty Deed from Blanche Pratt, unmarried widow, to Roger D. Hooper and Debra C. Hooper, husband and wife, for their joint

TRANSFERRED
DATE 12-8-99
SEC. 319.54
SEC. 319.202
WITH AMT. 32000
JAMES H. HANKINSON
RECORDED
BY OR 2543 76

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Instrument

Book 2543

000077

Description does not meet
minimum Survey Standards
approval for transfer is up
to the Auditors Office 11-11-99
Perry County Engineer's Office

lives, remainder to the survivor of them; dated 3/18/97; Filed 4/3/97 at 8:23 a.m., conveying 16' x 110', 0.04 acre, part Lot 375, North Addition, New Lexington, Ohio

It is the intent of this Second Tract to describe five (5) feet off the east side of Lot 375, that being the only portion of Lot 375 still owned by Clara Blanche Pratt, also known as Blanche Pratt.

Auditor Tax Parcels #027-001998-0000; #027-001999-0000 and #027-002000-0000.

PRIOR REFERENCES: Volume 180, Page 181; Volume 222, Page 116, **Deed Records,** Perry County, Ohio.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands, this 11th day of December, 1999.

**SIGNED & ACKNOWLEDGED
IN THE PRESENCE OF
WITNESSES:**

Signature *Kathleen J. Danielson*
Printed Name *Kathleen J. Danielson* **CLARA BLANCHE PRATT**
(aka BLANCHE PRATT)

Signature *Tony L. Davis*
Printed Name *Tony L. Davis*

State of OHIO, County of Perry, ss:

Before me, a Notary Public in and for said county and state, personally came the above named **CLARA BLANCHE PRATT (also known as BLANCHE PRATT), unmarried widow,** who acknowledged the signing of the foregoing instrument to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at New Lexington, Ohio, this 11th day of December, 1999.

KATHLEEN J. DANIELSON
Notary Public, State of Ohio
My commission expires *6-20-02*

Kathleen J. Danielson
Notary Public-State of Ohio
Commission Expires *6-20-02*

THIS INSTRUMENT PREPARED by Graham & Graham, Stubbins, Lewis,
Watson & Erhard Co., L.P.A., P.O. Box 826, New Lexington, OH 43764-0826

199900008384
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
On 12-21-1999 At 08:11 am.
DEED 14.00
OR Book 254 Page 76 - 77

199900008384
GRAHAM & GRAHAM

Instrument Book Page
199900008384 OR 254 77