

Instrument
200500000513

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200500000513 DR 318 202

QUIT-CLAIM DEED

Know all Men by these Presents that Margaret Ann Baldwin, single, of Perry County, State of Ohio, grants to **James T. Studer and Terri Lynn Studer, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 601 Carroll Street, New Lexington, Ohio, 43764, the following real property:

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

Being Lots Four Hundred and Twenty Seven (427) and Four Hundred and Twenty Eight (428) in the North Addition to the Village of New Lexington, Ohio.

Excepting therefrom Fifty (50) feet off of the north end of each of said lots.

See Plat Book 2, Page 87, Slot 42-B.

Permanent Parcel No. **027-002532-0000 and 027-002533-0000**

RESERVING TO THE GRANTOR HEREIN A LIFE ESTATE FOR AND DURING THE TERM OF HER NATURAL LIFE.

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

Prior Instrument Reference: Volume 105, Page 378, Official Records, Perry County, Ohio

Executed this 6th day of January, 2005.

Margaret Ann Baldwin
MARGARET ANN BALDWIN

TRANSFERRED
DATE 1-24-05
SEC. 319.54 2.00
SEC. 319.202 COMPLIED
WITH AMT. 1.00
1.00 HOUSEHOLD
AUDITOR PERRY CO. OHIO
BY lm

State of Ohio,

County of Perry, ss.

Before me, a Notary Public in and for said County and State, personally appeared the

Description Meets Minimum,
Survey Standards. Approval
for transfer is up to the
Auditors Office.
1-17-05
Perry County Engineers Ofc.

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above named *Margaret Ann Baldwin*, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Perry County, Ohio, on the day and year last above mentioned.

200500000513
Filed for Record in
- PERRY COUNTY, OHIO
BARBARA J. FOX
01-28-2005 At 08:49 am.
DEED 28.00
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Notary Public

JOSEPH A. FLAUTT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 142.05 R.C.

200500000513
JOSEPH A FLAUTT
PICK UP

This instrument prepared by JOSEPH A. FLAUTT, LTD., L.P.A.
Attorney at Law
New Lexington, Ohio 43764-0569