

TRANSFERRED
DATE 11-23-09
SEC. 319.54 1.00
SEC. 319.202 COMPLIED
WITH AMT. \$15,000
TERESA L. STEVENSON
AUDITOR PERRY CO. OHIO
BY RW

Instrument Book Page
200900004655 DR 365 1438

200900004655
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
11-24-2009 At 07:48 am.
DEED 36.00
DR Book 365 Page 1438 - 1440

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That ROGER D. HOOPER and DEBRA C. HOOPER, husband and wife, of Perry County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **LAWRENCE E. NASH and BARBARA L. NASH**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 4965 Pike Twp. Road 127 NE, New Lexington, OH 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:

See attached Exhibit A, incorporated herein.

SUBJECT to the following restrictions:

1. Grantee shall build a retaining wall to divert water from flowing onto Grantors' remaining lots;
2. Grantee shall erect a privacy fence no less than six (6) feet in height;
3. Grantee shall place no dumpsters or garbage disposal on the premises herein;
4. Grantee shall have a ten foot (10') set back line from Grantors' premises if a parking lot is created;
5. Grantors retain a right of first refusal to purchase the ten (10) feet by one hundred ten (110) feet section of Lot 374 being conveyed. This right of first refusal expires thirty (30) years from the date of execution of this deed.

Prior Instrument of Reference: O.R. Volume 254, Page 76.

Instrument
200900004655 OR Book Page
365 1439

ROGER D. HOOPER and DEBRA C. HOOPER, the grantors, release all rights of dower therein.

Executed by ROGER D. HOOPER and DEBRA C. HOOPER, this 10th day of

November, 2009.

Signed and acknowledged:

Roger D. Hooper
Roger D. Hooper

Debra C. Hooper
Debra C. Hooper

THE STATE OF OHIO, PERRY COUNTY, ss.

Be It Remembered, That on this 10th day of November, 2009, before me, the subscriber, a Notary Public in and for said County, personally came the above named ROGER D. HOOPER and DEBRA C. HOOPER, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year aforesaid.



Linda L. Smith, Attorney at Law
Notary Public - State of Ohio
Lifetime Commission

Linda L. Smith

This instrument was prepared by Schnittke and Smith, Attorneys at Law, 114 S. High St., P.O. Box 536, New Lexington, Ohio 43764.

THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO WARRANTY AS TO DESCRIPTION OR TITLE OF PROPERTY DESCRIBED HEREIN.

HOOPERNASH.WD

Instrument 200900004655 DR Book Page 365 1440

EXHIBIT A

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

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 ten (110) feet to the place of beginning, containing 0.0253 acre, more or less.

Prior Reference: O.R. Volume 254, Page 76.

Parcel No.: #027-001998-0000 and #027-001999-0000.

Description does not meet
minimum Survey Standards
approval for transfer is up
to the Auditors Office 11-12-09
Perry County Engineer's Office

200900004655
SCHNITKE & SMITH

ROGERHOOPER.EXA