

433  
2041

7 pgs

TRANSFERRED  
DATE 4-12-17  
SEC. 319.54 5.00  
SEC. 319.202 COMPLIED  
WITH AMT D  
DREW CANNON  
AUDITOR PERRY CO OHIO  
BY [Signature]

(14)

Instrument Book Page  
201700001328 OR 433 2041

201700001328  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
04-13-2017 At 08:54 am.  
DEED 68.00  
OR Book 433 Page 2041 - 2047

## GENERAL WARRANTY DEED

JOSEPH L. VALENTINE a.k.a. JOSEPH LEE VALENTINE a.k.a. JOSEPH VALENTINE AND MARY L. VALENTINE a.k.a. MARY LOU VALENTINE a.k.a. MARY VALENTINE, husband and wife, of Muskingum County, Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **LORINDA M. PATTERSON, TRUSTEE OF THE JOSEPH AND MARY VALENTINE IRREVOCABLE TRUST, DATED SEPTEMBER 21<sup>ST</sup>, 2016** ("Grantee"), whose tax mailing address is 245 Valentine Drive, New Lexington, Ohio 43764, the following real property:

SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF

Prior Instrument Reference: Book 325, Page ~~106~~; Book 1022, Page 736; Book 2174, Page 100; Book 3691, Page 483; Book 315, Page 2240; Book 236, Page 774; and Book 180, Page 627.

Auditor's Parcel Number: 027-002064-0000; 027-002065-0000; 027-002007-000; 27-001482-0000; 27-001483-000; 270-00885-0000; 027-312-00-00; 270-02164-0000; 240-00776-0000; and 27002720000.

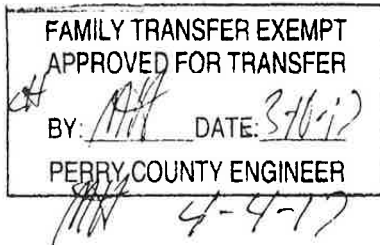
Executed this Deed this 13<sup>th</sup> day of December, 2016.

GRANTORS:

[Signature]  
Joseph L. Valentine a.k.a. Joseph Lee Valentine  
a.k.a. Joseph Valentine

[Signature]  
Mary L. Valentine a.k.a. Mary Lou Valentine a.k.a.  
Mary Valentine





Instrument      Book Page  
201700001328 OR      433 2043

### EXHIBIT A

#### TRACT ONE:

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

Being the west half of Lot Number Six Hundred Forty (640) and Lot Number Six Hundred Forty-One (641) in the North Addition of the City of New Lexington, Perry County, Ohio.

Auditor's Parcel Numbers: 027-002064-0000; 027-002065-0000

Prior Instrument Reference: Book 325, Page 1436 of Perry County, Ohio Official Records.

#### TRACT TWO:

Situated in the County of Perry, in the State of Ohio, Township of Pike, T-15, R-15, being a resurvey of Gottke V 224, P 299, being Lot 642 in North Addition of the City of New Lexington, Ohio, as recorded in Book 2, Page 87 (Slide 42B).

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the South line of Lot 642 as being North 90° 00' 00" East.

This description was written from a survey made October 31, 1989 by Kevin Cannon, Registered Surveyor No. 7224.

Auditor's Parcel Number: 027-002007-0000

Prior Instrument Reference: Book 325, Page 1436 of Perry County, Ohio Official Records.

#### TRACT THREE:

Being Lot Numbered Twelve Hundred and Forty-five (1245) and a strip Ten (10) feet wide off the East side of Lot Numbered Twelve Hundred and Forty-four (1244) in the Sunnyside Addition to the Village of New Lexington, Perry County, Ohio.

Auditor's Parcel Numbers: 27-001482-0000 (Lot 1244); 27-001483-0000 (Lot 1245)

Prior Instrument Reference: Book 1022, Page 736 of Perry County, Official Records.

#### TRACT FOUR:

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

Being a re-survey of Outlot 135 of the City of New Lexington, and a part of Foraker's Addition to the Village of New Lexington as found in Plat Book 3, Page 239 of the Perry County Recorder's Office and being more particularly described as follows:

Being the entire parcel described in Official Record 40, Page 1034 of the Recorder's Office as transferred to Roger and Christy Ginnery and being further described as follows:

Beginning, for reference, at the Northeast corner of Lot 1548 of Foraker's Addition to the Village of New Lexington and being marked by an iron pin found; thence, South  $87^{\circ} 19' 32''$  West 501.09 feet to an iron pin set on the North line of Foraker's Addition and being the principal thence of beginning of the tract herein to be described; thence, parallel with Brown Street and 95.60' East of the East line of Brown Street South  $08^{\circ} 09' 00''$  East 259.58 feet to an iron pin set on the North line of Summit Street; thence, with the North line of Summit Street South  $32^{\circ} 54' 29''$  West 144.63 feet to an iron pin set on the Northeast intersection of Summit and Brown Streets; thence, with the east line of Brown Street North  $08^{\circ} 09' 00''$  West 379.35 feet to an iron pin set on the North line of Foraker's Addition; thence, with the north line of Foraker's Addition North  $88^{\circ} 16' 49''$  East 95.60 feet to the place of beginning and containing 0.6967 acres, more or less, subject to all legal easements and rights-of-way of record.

All iron pins set are 5/8" rebar with plastic caps reading "John W. Hagan, P.S. 4968"

The bearings of the above description are based on the East line of Brown Street being North  $08^{\circ} 09' 00''$  West.

The above description is based on an actual survey done by John W. Hagan, Ohio Registered Surveyor #4968 on August 2, 1989.

Auditor's Parcel Number: 270-00885-0000

Prior Instrument Reference: Book 2174, Page 100 of Perry County, Ohio Official Records.

#### TRACT FIVE:

Situated in the County of Perry, in the State of Ohio, and in the Township of Pike and bounded and described as follows:

Being a part of the Southwest Quarter of Section 4, Township Fifteen (15) Range Fifteen (15), and commencing at a point 786 feet North of, the Southeast corner of said Quarter Section, which point is the North Corporation Line of the Village of New Lexington, Ohio; thence from said commencing point West 150 feet; thence North 137 feet; thence East 150 feet; thence South 137 feet, to the place of beginning, containing one-half an acre, more or less. The same being the premises deeded by Edward Howerth and wife to James T. Larimer by deed dated July 27<sup>th</sup>, 1910, recorded in Book 78, page 54, Record of Deeds, Perry County, Ohio, and,

Also the same premises conveyed by James T. Larimer and Nellie Larimer, his wife, to Martin Mills on May 27<sup>th</sup>, 1916, recorded in Deed Book 88, Page 580, Perry County, Ohio Recorder's Office.

Auditor's Parcel Number: 027-312-00-00

Prior Instrument Reference: Book 3691, Page 483 of Perry County, Ohio Official Records.

**TRACT SIX:**

Situated in the Township of Pike, County of Perry, in the State of Ohio, and in the Village of New Lexington, Township 15, Range 15, being a part of Judy J. Faber, O.R. Vol. 207, Page 407, being part of the south half of Section 4, and more particularly described as follows:

beginning at the northeast corner of the southwest quarter of Section 4;

thence along the Mid Section Line S. 00 degrees 01' 38" W., 124B' to a pin set on the southeast corner of first tract conveyed to Judy J. Faber in O.R. Vol. 207, Page 407, and the westerly right of way line of Carroll Street S.R. 345;

thence along the southerly line of said first tract N. 89 degrees 55' 22" W., 360.86' to a pin set on the easterly line of property now or formerly Church of Christ in Christian Union;

thence along same S. 00 degrees 11' 24" E., 180.00' to a 1" pipe and the true Point of Beginning;

thence through property of Judy J. Faber S. 00 degrees 11' 24" E., 42.17' to a pin set;

thence through same N. 89 degrees 55' 20" E., 130.81' to a capped iron pin on the corner of property now or formerly Allen M. Rose;

thence passing through a capped iron pin found 132.06' and along property line now or formerly Allen M. Rose S. 00 degrees 08' 28" W., 137.06' to a pin set;

thence along same N. 89 degrees 22' 43" W., 474.20' to a capped iron pin on the easterly right of way line of Center Street, 56' wide;

thence along the easterly right of way line of Center Street, 56' wide N. 00 degrees 14' 31" E., 174.37' to a 1" pipe on the corner of property now or formerly Church of Christ in Christian Union;

thence along property now or formerly Church of Christ in Christian Union S. 89 degrees 45' 24" E., 342.83' to the true Place of Beginning.



Containing 78,055.90 square feet or 1.792 acres.

Pins set are 5/8 rebar with plastic identification cap.

Bearings are based on the Midsection Line of Section 4 as being S. 00 degrees 01' 38" W.

These described were taken from survey written by James R. Bock #6051 dated January 22, 1999.

THE ABOVE DESCRIBED REAL ESTATE IS FURTHER DESCRIBED AS FOLLOWS, PER THE UN-RECORDED, REVISED PLAT, DATED NOVEMBER 2, 1999:

LOT 3R: SITUATED IN THE TOWNSHIP OF PIKE, COUNTY OF PERRY, IN THE STATE OF OHIO, AND IN THE VILLAGE OF NEW LEXINGTON, TOWNSHIP 15, RANGE 15, BEING A PART OF JUDY J. FABER, O.R. VOL. 207, PAGE 407. BEING PART OF THE SOUTH HALF OF SECTION 4, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4 AT A R.R. SPIKE FOUND; THENCE ALONG THE MID SECTION LINE S. 00° 00' W., 1296.27' TO A PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF CARROLL STREET S.R. 345; THENCE THROUGH PROPERTY OF JUDY F. FABER N. 89° 59' 58" W., 361.47' TO A PIN SET ON THE EASTERLY LINE OF PROPERTY NOW OR FORMERLY CHURCH OF CHRIST IN CHRISTIAN UNION; THENCE ALONG SAME S. 00° 11' 27" E., 179.85' TO A 1" PIPE FOUND AND THE TRUE POINT OF BEGINNING; THENCE THROUGH PROPERTY OF JUDY J. FABER S. 00° 11' 27" E., 41.92' TO A PIN SET; THENCE THROUGH SAME N. 89° 39' 42" E., 130.63' TO A CAPPED PIN FOUND ON THE CORNER OF PROPERTY NOW OR FORMERLY ALLEN M. ROSE; THENCE ALONG PROPERTY LINE NOW OR FORMERLY ALLEN M. ROSE S. 00° 00' 00" W., 132.00' TO A PIN SET; THENCE ALONG SAME N. 00° 00' 00" W., 474.20' TO A CAPPED PIN ON THE EASTERLY RIGHT OF WAY LINE OF CENTER STREET, 56' WIDE; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF CENTER STREET, 56' WIDE N. 00° 11' 53" E., 174.55' TO A 1" PIPE ON THE CORNER OF PROPERTY NOW OR FORMERLY CHURCH OF CHRIST IN CHRISTIAN UNION; THENCE ALONG PROPERTY NOW OR FORMERLY CHURCH OF CHRIST IN CHRISTIAN UNION S. 89° 44' 50" E., 342.83' TO THE TRUE PLACE OF BEGINNING.

CONTAINING 76,885.87 SQUARE FEET OR 1.785 ACRES.

PINS SET ARE 5/8" REBAR WITH PLASTIC IDENTIFICATION CAP.

BEARINGS ARE BASED ON THE MID SECTION LINE OF SECTION 4 AS BEING S. 00° 00' 00" W.

Auditor's Parcel Number: 270-02164-0000

Prior Instrument Reference: Book 315, Page 2240 of Perry County, Ohio Official Records.

**TRACT SEVEN:**

Situated in the State of Ohio, County of Perry, and the township of Pike and bounded and described as follows:

Being the East half of the Northwest Quarter of the Northwest Quarter of Section Ten (10), Township fifteen (15), Range Fifteen (15), containing twenty (20) acres, more or less.

Auditor's Parcel Number: 240-00776-0000

Prior Instrument Reference: Book 263, Page 774 of Perry County, Ohio Official Records.

**TRACT EIGHT:** Situated in the County of Perry, in the State of Ohio, and in the Township of Pike, and bounded and described as follows: Being a part of the southwest quarter of Section 4, Township 15, Range 15, Pike Township, Perry County, Ohio, and further described as follows: Commencing at the southeast corner of the said southwest quarter, Township and Range as aforesaid; thence north, along the half section line, 60 rods to a point; thence west, 150.00 feet to a point, the place of beginning of the tract herein described; thence continuing west 252.00 feet to a point; thence south, 204.00 feet to a point; thence east, 252.00 feet to a point; thence north 204.00 feet to a point, the place of beginning, containing 1.18 acres, more or less.

The above described tract of land is a part of the premises heretofore conveyed by James W. Howerth to James V. McNulty and Blanche McNulty by Warranty Deed dated August 25, 1923, as recorded in Volume 102, Page 315, of the Deed Records of the Perry County Recorder.

Auditor's Parcel Number: 270027270000

Prior Instrument Reference: Book 180, Page 627 of Perry County, Ohio Official Records.

201700001328  
STUBBINS WATSON  
BOX 488  
ZANESVILLE OH 43702