



8 0 0 5 6 9 4

Tx:4004343

TRANSFERRED
DATE 6-16-21
SEC. 319.54 2.00
SEC. 319.202 COMPLIED
WITH AMT \$1,546,933.00
DREW CANNON
AUDITOR PERRY CO OHIO
BY LMU

202100002984

Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
06/16/2021 03:17 PM

DEED

BOOK: 478 PAGE: 1630

PAGES: 5

58.0

(Per ORC 317.114 space above this line is reserved for county engineer, county auditor and county recorder)

LIMITED WARRANTY DEED

EAST BROADWAY STREET, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with limited warranty covenants, to **Terraza 7, LLC, a Delaware limited liability company**, Grantee, whose tax-mailing address is 11995 El Camino Real, San Diego, CA 92130, the following described **REAL PROPERTY**:

see legal description attached hereto as Exhibit "A"

together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property"), subject, however, to those matters described on Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent that the same are valid and subsisting and affect or relate to the Property (collectively, the "Permitted Exceptions").

Parcel Nos.: 27-000363.0000; 27-000364.0000; 27-001472.0000;
27-001473.0000
Prior Instrument: Book 399, Page 2682; Book 399, Page 2683
Property Address: 232 East Broadway Street, New Lexington, Ohio 43764

After Recording Please Return To:
Fidelity National Title Insurance Company
4111 Executive Parkway, Suite 304
Westerville, Ohio 43081
File Number: **GLW2100234**