

APPROVED FOR
TRANSFER
BY DATE 9-13-2021
PERRY COUNTY ENGINEER



Tx:4005759
(23)

WARRANTY DEED

202100004533
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
09/13/2021 10:13 AM
DEED
BOOK: 481 PAGE: 2115
PAGES: 1

TRANSFERRED
DATE 9-13-21
SEC. 319.54 8.50
SEC. 319.202 COMPLIED
WITH AMT. KNOWN ALL MEN BY THESE PRESENTS:
DREW CANNON
AUDITOR PERRY CO OHIO
BY

That **James w. Ratliff**, of County of Perry, State of Ohio, for valuable consideration paid,
grants, with general warranty covenants, to **Timothy Sheppard and Traci Sheppard**, husband
and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is
2795 Old Somerset Road, New Lexington, Ohio 43764, the following real estate property:

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

Being Lots Number Four Hundred and Seventy-Seven (477), Four Hundred and
Seventy-Eight (478) and Four Hundred Seventy-Nine (479) in the North Addition to
said Village of New Lexington, Ohio, as shown by the recorded Plat in the Recorder's
Office of Perry County, Ohio.

Prior Deed Reference: Vol 207, Page 24

Executed this 13 day of September, 2021.

James W. Ratliff

STATE OF OHIO

SS:

COUNTY OF PERRY

Before me, a Notary Public, in and for said County and State, personally appeared the
above named **James W. Ratliff**, who acknowledged that he did sign the foregoing instrument and
that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year
last above written.

NANCY A RIDENOUR, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section: 147.03 R.C

Nancy Ridenour, Attorney at Law

This instrument prepared by Nancy Ridenour

Attorney At Law

PO Box 827

New Lexington, Ohio 43764