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TRANSFERRED
DATE 10-4-21
SEC. 319.54 50
SEC. 319.22 COMPLIED
WITH AMT 50000.
DREW CANNON
AUDITOR PERRY CO OHIO
BY KJW

202100004936
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
10/07/2021 10:03 AM
DEED
BOOK: 482 PAGE: 1884
PAGES: 2

34.00

General Warranty Deed

Richard D. Fisher and Karen Fisher, husband and wife, for valuable consideration, grants, to **Coleman McCoy**, whose tax mailing address is 7136 State Route 37 E, New Lexington, OH 43764, the following real property:

See Exhibit A

Property Address: 152 East Broadway, New Lexington, Ohio

Parcel Number: 270025260000

Prior Reference: Official Records Book 348, Page 714, located at the Perry County Recorder's Office, New Lexington, Ohio.

Executed by Richard D. Fisher on this 31 day of Aug, 2021.

Richard D. Fisher
Richard D. Fisher

Executed by Karen Fisher on this 31 day of August, 2021.

Karen Fisher
Karen Fisher

STATE OF OHIO :
PERRY COUNTY : SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named **Richard D. Fisher and Karen Fisher**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at New Lexington, Ohio this 31st day of August, 2021.

Gillian R. Riley
Notary Public



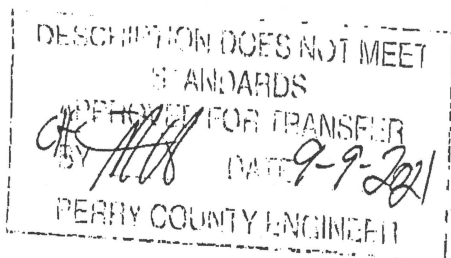


Exhibit A

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 Numbered Five Hundred Seventeen (517) and Five Hundred Eighteen (518) in North Addition to Village of New Lexington, Ohio, as the same are shown by the recorded plat of said addition on record in the Recorder's Office of Perry County, Ohio. Excepting therefrom the following part of said lots, to-wit: Beginning at the southeast corner of said Lot No. 516; thence north along the west boundary line of Lot No. 517, a distance of thirty-six (36) feet; thence east fifty (50) feet to the west line of Center Street; thence south along the west line of Center Street, thirty-six (36) feet to the alley; thence west along the north line of the alley fifty (50) feet to the place of beginning, containing four hundredths (4/100) of an acre, more or less. Excepting and reserving to Carl E. Cannon and Mary E. Cannon, his wife, their heirs and assigns, the right to maintain the sewer which is across the north west corner of the above described tract at its present location, and the right to enter on said premises to repair or replace said sewer. If in the repairing or replacing of said sewer it becomes necessary to interfere with or damage any other building or structure that is on or may be on said premises herein conveyed, then, in that event the said Carl E. Cannon and Mary E. Cannon for themselves, their heirs and assigns have agreed to place said building or other structure in as good condition as it was immediately before said damage or interference, as shown by one certain deed from said Carl E. Cannon to the said Lewis A. Koonts and Lester Koonts, dated the 15th day of November, 1933, and recorded in Deed Book No. 118, at Page 214. (The above described excepted part was conveyed to Lester R. Strawn by Lewis A. Koonts and Lester Koonts, by deed dated January 13th, 1945, and recorded in Volume 139, Page 579, Deed Records of Perry County, Ohio.