

495
2171

DESCRIPTION DOES NOT MEET
STANDARDS,
APPROVED FOR TRANSFER
BY: [Signature] DATE: 10-28-21
PERRY COUNTY ENGINEER

(15)



DocId:8019729
Tx:4017051

202200004867
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
10/28/2022 12:29 PM
DEED
BOOK: 495 PAGE: 2171
PAGES: 1

34.00

TRANSFERRED
DATE 10-28-21
SEC. 319.54
SEC. 319.202 COMPLIED
WITH AMT 150,000.00
DREW CANNON
AUDITOR PERRY CO OHIO
BY [Signature]

WARRANTY DEED

ANDREW MOENTMANN, MARRIED, for consideration paid, grants with general warranty covenants to **POSSUM KINGDOM LLC.,**

whose tax mailing address is: 134 N. Columbus Street, Lancaster, Ohio 43130

the real property described as follows:

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 a part of the southwest quarter of Section Four (4) , Township Fifteen (15) Range Fifteen (15), and commencing at a point 60 rods north of the southeast corner of said quarter section; thence west 150 feet; thence south 67 feet; thence east 150 feet, and thence north 67 feet to the place of beginning, containing one-fourth of an acre, more or less. Volume 232, Page 500.

Except for the following and subject to all of which this conveyance is made legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Parcel No.: 270015410000
Property Address: 725 State Route 345 New Lexington, Ohio 43764

Prior Instruments:

Melissa Moentmann, wife of Grantor, releasing all dower interest herein

Witness his/her/their hand(s) this 1 day of August, 2021.

[Signature]
Andrew Moentmann

[Signature]
Melissa Moentmann

State of Ohio :
County of Perry : ss.

The foregoing instrument was acknowledged before me on 1 day of August, 2021, by Andrew Moentmann and Melissa Moentmann.



[Signature]
Notary Public
Commission Expires: 1-14-23

Prepared by: Bruce A. Curry, Esq., 30 Northwoods Blvd., Ste. 300, Columbus, Ohio 43235