

TRANSFERRED
Aug 18, 2023
section 319.54
section 319.202 COMPLIED
Transfer #450
Transfer Fee \$1.00
Consideration Amt \$70,000
Conveyance Fee \$280.00
DREW CANNON
AUDITOR PERRY CO OHIO
By: KR

202300003091
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
08/18/2023 12:17 PM
DEED
BOOK: 503 PAGE: 2400
PAGES: 4

GENERAL WARRANTY DEED

Ricky Edward Moyer, UNMARRIED, and Ronnie Joe Moyer, UNMARRIED, hereinafter Grantor, of Perry County, Ohio, for valuable consideration paid, does hereby grant to Ricky Edward Moyer, UNMARRIED, the Grantee, whose tax mailing address will be 110 N. Main St. New Lexington the following real property:

OH 43764

See Exhibit A

Prior Instrument No.: OR Volume 491, Page 1428

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its separate heirs and assigns forever.

SAID Grantor, for himself and his heirs, executors and administrators hereby covenant with the said Grantee, its heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple. and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same is free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein. REM RJM

Wherefore the undersigned has set their hand to this document on this 12th day of August 2023.

Ricky Edward Moyer
Ricky Edward Moyer

STATE OF OHIO

COUNTY OF PERRY R E M

On this 18th day of August 2023, before me, a Notary Public in and for said state, personally came Ricky Edward Moyer who acknowledged the signing hereof to be their voluntary act and deed in testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jere T Dishon
Notary Public

This instrument was prepared by:

Splain Law LLC
Zachary Splain (0097044)
6059 Frantz Road, Suite 201
Dublin, Ohio 43017
(614) 467-0105



JERE T DISHON
Notary Public
State of Ohio
My Comm. Expires
February 1, 2028

Wherefore the undersigned has set their hand to this document on this 12th day of August 2023.

Ronnie Joe Moyer
Ronnie Joe Moyer

STATE OF OHIO

COUNTY OF PERRY RJM:

On this 12th day of August 2023, before me, a Notary Public in and for said state, personally came Ronnie Joe Moyer who acknowledged the signing hereof to be their voluntary act and deed in testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jere T Dishon
Notary Public

This instrument was prepared by:

Splain Law LLC
Zachary Splain (0097044)
6059 Frantz Road, Suite 201
Dublin, Ohio 43017
(614) 467-0105



JERE T DISHON
Notary Public
State of Ohio
My Comm. Expires
February 1, 2028

**APPROVED FOR
TRANSFER
By: MH Date: Aug 18, 2023
Perry County Engineer**

Exhibit A

Legal Description

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 Five Hundred Five (505) and Five Hundred Six (506) of North Addition to the Village of New Lexington, Ohio, and recorded in Plat Book 2, Page 87, Plat Records, Perry County, Ohio.

Property Address: 122 E Broadway New Lexington, OH 43764

Parcel Number: 27-001651.0000 and 27-001652.0000

Prior Instrument No.: OR Volume 491, Page 1428,

REM RJM