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Filed for Record in

PERRY COUNTY, OHIO

JACKIE HOOVER, RECORDER

12/15/2023 01:24 PM

DEED

BOOK: 506

PAGE: 2634

PAGES: 1

34.6

TRANSFERRED
DATE 12-15-23

SEC. 319.54 1.60

SEC. 319.202 COMPLIED

WITH AMT 20,000

DREW CANNON Michael J. Vandewater

AUDITOR PERRY CO OHIO

BY KR

Acting

WARRANTY DEED

JOHN D. BETHEL, unmarried, for consideration paid, grants with general warranty covenants to **JOY LINN GILKERSON**, unmarried,

whose tax mailing address is: 136 E. Broadway Street, New Lexington, Ohio 43764,

the real property described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY AND IN THE VILLAGE OF NEW LEXINGTON:

BEING LOT NUMBER FIVE HUNDRED ELEVEN (511) AND FIVE HUNDRED TWELVE (512) OF NORTH ADDITION TO THE VILLAGE OF NEW LEXINGTON, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2, PAGE 87, RECORDER'S OFFICE, PERRY COUNTY, OHIO.

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 Nos: 27-000232.0000 and 27-000231.0000

Property Address: 136 E. Broadway Street, New Lexington, Ohio 43764

Prior Instrument: Book 447, page 792

Witness his/her/their hand(s) this 7 day of December, 2023.

[Signature]
John D. Bethel

State of Ohio :
County of Peru : ss.

The foregoing instrument was acknowledged before me on 7 day of December, 2023, by John D. Bethel.



CHRIS J CAW
Notary Public
State of Ohio
My Comm. Expires
February 27, 2026

[Signature]
Notary Public
Commission Expires:

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