

**APPROVED FOR
TRANSFER**
By: MH Date: Aug 27, 2024
Perry County Engineer

TRANSFERRED
Aug 27, 2024
section 319.54
section 319.202 COMPLIED
Transfer #470
Transfer Fee \$1.00
Consideration Amt \$129,900
Conveyance Fee \$519.60
Derek Householder
AUDITOR PERRY CO OHIO
By: KR

202400003024
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
08/27/2024 01:38 PM
DEED 34.00
BOOK: 513 PAGE: 259
PAGES: 2

File Number: 2328276

**DEED of EXECUTOR, ADMINISTRATOR, TRUSTEE,
GUARDIAN, RECEIVER OR COMMISSIONER**
(Survivorship)

Lisa Wing, Administratrix of the Estate of William M. Wing aka William Michael Wing, deceased (Grantor), of Perry County, Ohio, by the power conferred by Probate Court of Perry County, Ohio, Case No. 20241007, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to Kaylin Ciavarella and Nathan A. Ciavarella, wife and husband, for their joint lives, remainder to the survivor of them, (Grantees), whose tax mailing address is: Ruoff Mortgage, 1700 Magnavox Way, Suite 220, Ft. Wayne, IN 46804, the following real property:

Situate in the State of Ohio, County of Perry, Village of New Lexington:

Being Lots Number Four Hundred and Sixty-nine (469) and Number Four Hundred and Seventy (470) in the North Addition to the said Village of New Lexington. as described in Plat Book 2, Page 87, now Slot 42-B, Recorder's Office, Perry County, Ohio.

Subject to all legal highways, easements, restrictions and rights of way of record.

More commonly known as: 145 E. Broadway Street, New Lexington, Ohio 43764

Parcel No.: 27-000619.0000 & 27-000620.0000

Prior Instrument Reference: Book 491, Page 276, Perry County, Ohio.

Except for the following and subject to all of which this conveyance is made: (a) real estate taxes and assessments which are now or may hereafter become a lien on said premises; (b) covenants, conditions, restrictions and easements, if any, contained of record for said premises; (c) dedicated streets and highways, (d) zoning ordinances, and (e) all coal, oil, gas and other mineral rights and interest previously transferred or reserved of record.

In witness, whereof, the said Grantor has set his/her hand this 23rd Day of August, 2024.

Estate of William M. Wing aka William Michael Wing

Lisa Wing, Administratrix
Lisa Wing, Administratrix

State of Ohio
County of Montgomery ss:

Be it remembered, that on this 23rd day of August, 2024, before me, a notary public in and for said state, personally appeared the above named Lisa Wing, Administratrix of the Estate of William M. Wing aka William Michael Wing, deceased, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his/her 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.

No oath or affirmation was administered.

[Signature]

Notary Public



RICHARD BRENTLEY ROSS
Notary Public - State of Ohio
2021-RE-827178
My Commission Expires
02-24-2026

This Instrument Prepared By:
Elite Land Title, A Division of Stewart Title Company
Erin A Bair, Esq., 75 Lincoln Street, Powell, Ohio 43065

This document was prepared at the request of, and with the information provided by, Elite Land Title. The preparer, Erin A Bair, Esq., is not the legal representative of, and makes no warranties to, the Grantor or the Grantees in this transaction. Said Grantor and Grantees were advised to seek their own legal counsel.