

Image ID: 000001828953 Type: OFF
Kind: LAND CONTRACT
Recorded: 12/14/2012 at 12:10:02 PM
Fee Amt: \$36.00 Page 1 of 3
Instr# 201200014794
Muskingum County
CINDY RODGERS County Recorder
BK 2440 PG 512

LAND INSTALLMENT CONTRACT

This agreement, entered into at Zanesville, Ohio, by and
between (Full Name) Fadi Debs, a single person
hereinafter called the Vendor, whose mailing address is
P.O. Box 1453, Hebron, Ohio 43025
, and Kelly Hupp

hereinafter called the Vendee, whose mailing address is
6885 axline ave E.Fultonham, Ohio

Witnesseth:

That in consideration of the mutual promises of the parties herein contained,
the vendor agrees to sell and convey, and the Vendee agrees to purchase and pay
for, upon and under the provisions, terms and conditions herein expressed, the
following described real property, situated in the Township of
Newton, County of Muskingum, and State of Ohio,
and further described as follows:

legal description

Situated in the township of newton, county of muskingum and state
of ohio:

Being lots no 15 and 16 in hoover's second addition to East
Fultonham, Muskingum County, Ohio, agreeable to the recorded plat
of the Hoover's second addition to East Fultonham, recorded in
plat Book 2, page 44 of the plat records of muskingum county, ohio.

Property Address: 6885 Axline Avenue, East Fultonham, Ohio 43735
Parcel no: 47-60-06-32-000 and 47-60-06-31-000 prior deed and
reference: o.r. volume 2339 pg 78

together with all the appurtenances and hereditaments thereunto belonging.



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The Vendee agrees to pay for said property the sum of \$64,900.00
 Sixty four thousand and nine hundred Dollars (\$64,900.00), and
 in addition the following shall constitute charges or fees for services which are
 includable in the contract separate from and in addition to the contract price:

Taxes are to be escrowed in as part of the payment at the rate
 of \$69.31 sixty nine dollars and thirty one cents per month for
 the duration of mortgage when and if taxes increase or decrease
 it will reflect into the payment.

The sum of Five-thousand dollars-----
 Dollars (\$ 5,000.00), has been paid by the Vendee upon the signing of
 this contract, the receipt of which is hereby acknowledged, leaving a principal
 balance owed by the Vendee of Fifty nine thousand nine hundred-----
 Dollars (\$ 59,900.00), bearing interest at the rate of seven per cent
 per annum, principal and interest being payable in monthly consecutive
 installments of six-hundred seven dollars and seventy one cents-----
 Dollars (\$ 607.71), each on the 1st day of each month

beginning Jan 1st 2013 with last payment ending dec 2027.

Said payments shall be applied first to interest and the balance to principal,
 interest to be ratably reduced from and after each part payment of principal.

Additional partial payments or entire payment of the principal may be made at any
 time. The outstanding balance on this contract must be paid in full within

Fifteen years of the date of this contract.

The Vendee shall provide and maintain fire and extended insurance
 coverage for the improvements on the property, in an amount not less than the
 purchase price balance, in companies satisfactory to the Vendor, with loss payable
 to Vendor and Vendee, as their interests appear. The policy shall be delivered to
 and held by Vendor.

Said property is subject to the following encumbrance(s):

None

Vendor agrees that if Vendor defaults on any mortgage on the property, Vendee
 may pay on said mortgage and receive credit on payments due under this contract.

Said property is subject to the following pending orders of public agencies:

None

Upon fulfillment of Vendee's obligations under the terms of this contract,
 Vendor agrees to convey said property to Vendee by deed of general warranty,
 with release of dower, if any, or by such other deed as is available should Vendor
 be legally unable to deliver a deed of general warranty.

If any installment payment to be made by the Vendee under the terms of this
 contract is not paid by the Vendee when due or within thirty (30) days thereafter,
 the Vendor may initiate forfeiture of the interest of the Vendee in default, as
 provided by law.

Within twenty (20) days after this contract has been signed by both Vendor
 and Vendee, Vendor agrees to cause a copy thereof to be recorded as provided in
 Ohio Revised Code Section 5301.25.



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In Witness Whereof, the Vendor and Vendee have executed this contract in duplicate this 7 day of December, 2012.

[Signature]

[Signature]

Fadi Debs

[Signature]

[Signature]

Kelly Hipp

State of OHIO

County of

Perry

:

: ss:

:

Be It Remembered, That on the 7 day of December, 2012, before me, the subscriber, a notary public in and for said County and State, personally came Fadi Debs AND Kelly Hipp

the Vendor and Vendee in the foregoing land installment contract, and they acknowledged the signing thereof to be their voluntary act and deed.



CYNTHIA A. JACKSON
Notary Public, State of Ohio
My Commission Expires:

3/8/2015

In Testimony Whereof, I have hereunto
Subscribed my name and affixed my
notarial seal on the day and year last
aforesaid.

[Signature]

This instrument was prepared by:

Fadi Debs