

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 24 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 24 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 140.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 5/24/2013
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Innovative Home Construction, LLC, an Ohio Limited Liability Company,
of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

Michael Patterson and Tara Patterson, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax mailing address 10637 State Route 118, Rockford, Ohio 45882

the following described real estate:

Situated in the County of Mercer, State of Ohio and in the Village of Rockford, and
bounded and described as follows:

Being the South one-half (1/2) of Lot Number Forty-nine (49), Revised Numbering,
in the Village of Rockford, Ohio, LESS AND EXCEPT THEREFROM Eleven
(11.00) feet of uniform off the North side of the South one-half (1/2) of said Lot
Number 49, Revised Numbering, formerly known as Lot Number Five (5) in the
South Addition to Shanes Crossing, now called Rockford, Ohio.

This tract is subject to all easements, restrictions, and conditions and limitations
imposed thereon.

Tax ID #08-009400.0000
Tax Map #02-16-301-024

Last Transfer: Volume OR208, Page 2250, Mercer County Official Records

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to
said Grantees, **Michael Patterson and Tara Patterson, husband and wife**, their heirs and
assigns forever. And the said Grantor, **Innovative Home Construction, LLC**, does hereby
Covenant and Warrant that the title so conveyed is *Clear, Free and Unencumbered*, and that it
will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Innovative Home Construction, LLC, an Ohio
Limited Liability Company**, by and through all of its Members, **Travis Pond, Matthew
Suzuki, Lance Bransteter and Philip Suzuki**, have hereunto set their hands on this 24th day of
May, 2013.

Innovative Home Construction, LLC

Travis Pond, member
By: Travis Pond, Member

Matthew Suzuki, member
By: Matthew Suzuki, Member

Lance Bransteter, Member
By: Lance Bransteter, Member

Philip C. Suzuki, member
By: Philip Suzuki, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24th day of May, 2013, before me, the subscriber, a notary public in and for said state, personally came **Innovative Home Construction, LLC, an Ohio Limited Liability Company, by and through all of its Members, Travis Pond, Matthew Suzuki, Lance Bransteter and Philip Suzuki**, the Grantor in the foregoing deed, and acknowledged the signing thereof 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.



Jennifer Ralston
Notary Public
Commission
Expires - 3-4-18