

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 07 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

OCT 07 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 187.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
203 Randall E. Grapner Mercer County Auditor.

28 10/7/2013  
Deputy Aud. Date

WF12006150

LIMITED WARRANTY DEED  
(OHIO)

InTitle Agency, Inc.  
120 E 4th Street, 2nd Floor  
Cincinnati, OH 45202  
(513) 241-8780

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A, created and existing under and by the virtue of the laws of the United States whose address is c/o Wells Fargo Bank, NA 8480 Stagecoach Circle, Frederick MD 21701 Grantor, for valuable consideration paid, grants, with limited warranty covenants, to Jeffrey A. Secaur, whose tax mailing address is 206 East 2nd Street, Rockford, OH 45882, the following described real property:

Legal Description:

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

Being Lot Number Eighteen (18) in Ehrett's Second Addition, Revised Number One Hundred Seventeen (117) to the Village of Rockford.

Parcel No. 08-017300.0000 *Map No: 02-16-354-002*  
Property commonly known as 206 East 2nd Street, Rockford, OH 45882

Prior Instrument Reference: Instrument # 201200007929 of the Official Records of Mercer County, Ohio.

Together with all easements, appurtenances, rights, privileges applicable thereto but subject to: (i) real estate taxes and assessments both general and special which are currently a lien, but not yet due and payable; (ii) restrictions, conditions, reservations, limitations and easements of record; (iii) building and zoning and other ordinances and regulations of governmental authorities having jurisdiction; (iv) matter which should be disclosed by an accurate survey or inspection; (v) all legal highways; and (vi) rights of tenants in possession.

In witness whereof, said Grantor has hereunto set its hand this Sept. 9, 2013

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A

By: [Signature]

Its: Sharon Glover  
VP Loan Documentation

Properly Address:  
206 E. Second  
Rockford, OH.  
45882

~~State of Iowa )  
 ) ss.  
County Dallas )~~

~~On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2013, before me, a Notary Public in and for said county, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn (or affirmed) did say that that person is \_\_\_\_\_ (title) of said **Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A.** by authority of its board of (directors or trustees) and the said(officer's name) \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.~~

~~\_\_\_\_\_  
Notary Public (Signature) See Attached  
California  
Acknowledgment~~

Prepared By:  
Lerner, Sampson & Rothfuss  
120 East Fourth Street  
Cincinnati, Ohio 45202

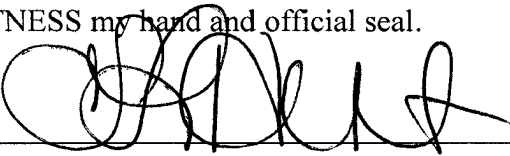
After Recording Return To:  
Lerner, Sampson & Rothfuss  
120 East Fourth Street  
Cincinnati, Ohio 45202

State of California )  
County of San Bernardino )

On September 9, 2013 before me, S.L. Hunt, Notary Public  
personally appeared Sharon Glover,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is are  
subscribed to the within instrument and acknowledged to me that he~~(s)~~ she they executed the same  
in his~~(s)~~ her their authorized capacity~~(ies)~~; and that by his~~(s)~~ her their signature~~(s)~~ on the instrument  
the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

