

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 27 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAR 27 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 147.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*R. Grapner* 3/27/2020  
Deputy Aud. Date

Commitment Number: 191033952  
Seller's Loan Number: 4400922379

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite  
550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**08-017900.0000 AND 08-018000.0000**

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**SPECIAL/LIMITED WARRANTY DEED**

**FIRST GUARANTY MORTGAGE CORPORATION**, whose mailing address is **15480 LAGUNA CANYON RD #100, IRVINE, CA 92618**, hereinafter grantor, for \$42,000.00 (Forty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BENTIN BROOK PROPERTIES LLC**, hereinafter grantee, whose tax mailing address is **305 MARKET ST, ROCKFORD, OH 45882**, the following real property:

**SITUATED IN THE VILLAGE OF ROCKFORD, COUNTY OF MERCER, AND STATE OF OHIO, BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NO. ONE HUNDRED TWENTY-THREE (123) AND ALSO A STRIP OF LAND ONE (1) ROD WIDE THE FULL LENGTH NORTH AND SOUTH OFF OF THE EAST SIDE OF LOT NO. ONE HUNDRED TWENTY-FOUR (124) OF THE VILLAGE OF ROCKFORD, OHIO, AS SHOWN ON THE RECORDED PLAT THEREOF, SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD. PARCEL NUMBER: 08-018000.0000 AND 08-017900.0000**  
**Property Address is: 305 MARKET ST, ROCKFORD, OH 45882.**

Prior instrument reference: 202000001250

MAP # 02-17-284-008 + 02-17-284-009

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

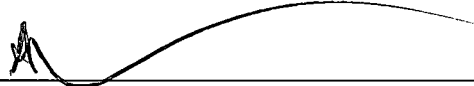
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on March 20<sup>th</sup>, 2020:

**FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**

By:   
Name: Alexander Peters  
Assistant Vice President


Its: AVP of AIF of guaranty

9400900379  
P383

STATE OF TEXAS  
COUNTY OF DALLAS

This is an acknowledgment clause. No oath or affirmation was administered to the signer(s) with regard to this notarial act.

The foregoing instrument was acknowledged before me on March 20<sup>th</sup>, 2020 by Alexander Peters, AVP of AIF on behalf of **FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

