

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 03 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 03 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 43.80
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 8/3/2020
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT KYLE ANDREW NORRIS, an Unmarried Man, the GRANTOR, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to him paid by BENTIN BROOK PROPERTIES, LLC, the GRANTEE, whose address is 106 W. Market Street, Rockford, OH 45822, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said BENTIN BROOK PROPERTIES, LLC, the GRANTEE, the following described Real Estate situate in the Village of Rockford, County of Mercer, and State of Ohio, to-wit:

Being part of Lot Number Twenty-six (26) of the Original Plat of the Village of Rockford, Ohio, and more particularly described as follows:

Commencing for the same at the Southwest corner of Lot Number 26 on the Original Plat of the Town of Shanesville, now called Rockford, and running thence East 63 feet and 3 inches; thence North 23 feet and 2 inches; thence West 63 feet and 3 inches to an alley; thence South 23 feet and 2 inches to the place of beginning.

Tax Parcel Number: 08-004200.0000

Tax Map Number: 02-16-154-015

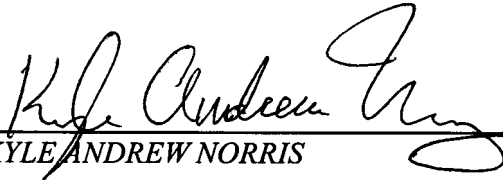
Property Address: 106 W. Market Street, Rockford, OH 45882

Last Transfer: Instrument #202000003528 of Mercer County, Ohio

and all the Estate, Title and Interest of said GRANTOR in and to the said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, forever.

And the said GRANTOR does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered; and Further, that he will Defend the same against all lawful claims of all persons whomsoever. Taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said KYLE ANDREW NORRIS, an Unmarried Man, the GRANTOR, has hereunto set his hand this 30 day of July, in the year of our Lord two thousand twenty.


KYLE ANDREW NORRIS


STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 30 day of July, in the year of our Lord two thousand twenty, before me, a subscriber, a Notary Public in and for said county, personally came KYLE ANDREW NORRIS, an Unmarried Man, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



ELIJAH ZAMUDIO
Notary Public
State of Ohio
My Comm. Expires
October 27, 2024



Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200