

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 10 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 10 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$ 220.50**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
*[Signature]* 8/10/2020  
Deputy Aud. Date

After Recording Return To:  
Four Diamond Title Services  
405 Myers Road  
Celina, OH 45822

### GENERAL WARRANTY DEED

**Rick Ziegenbusch and Teresa Ziegenbusch, husband and wife**, hereinafter grantors, for valuable consideration paid, grant, with general warranty covenants to **Tom W. Lyons and Amy A. Lyons, husband and wife**, for their joint lives, remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **311 Columbia Street, Rockford Ohio, 45882**, the following real property:

**Situated in the Village of Rockford, County of Mercer, and State of Ohio, to-wit: Being known as Lot Number One Hundred Thirty-six (136) Revised Number, formerly Lot Number Seventeen (17), Fordyce and Wisterman's Addition to Shane's Crossing, now Rockford, Ohio.**

**Property Address is: 311 Columbia Street, Rockford, OH 45882.**

**Parcel # 08-019400.0000**

**Tax Map ID # 02-17-281-005**

Prior instrument # **201800005613**

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 prior to the date the seller acquired title.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 8/7, 2020:

*Rick Ziegenbusch*  
Rick Ziegenbusch

*Teresa Ziegenbusch*  
Teresa Ziegenbusch

STATE OF OHIO  
COUNTY OF MERCER

The foregoing instrument was acknowledged before me on August 7<sup>th</sup>, 2020 by **Rick Ziegenbusch** and **Teresa Ziegenbusch** husband and wife who have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



KAREN TESTER  
Notary Public - State of Ohio  
My Commission Expires  
01-30-2021  
Recorded in Mercer County

*Karen Tester*  
Notary Public

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.