

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Aug 26 2020
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Aug 26, 2020
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$350.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KP Aug 26, 2020
Deputy Aud. Date

LIMITED WARRANTY DEED

ROCKFORD SHOPPER STOP, LLC, an Ohio limited liability company ("**Grantor**") for valuable consideration paid, grants, bargains, sells and conveys, with limited warranty covenants, to **TAP PROPERTY OF OHIO LLC**, an Ohio limited liability company, whose tax-mailing address is 308 W. Dayton St., West Alexandria, Ohio 45381 ("**Grantee**"), the real property located in Mercer County, Ohio commonly known as 205 N. Main St., Rockford, Ohio and more particularly described as:

Situated in the Village of Rockford, County of Mercer and State of Ohio: Being One Hundred Feet of uniform width off the entire east end of Lot Number Sixteen (16) of the Village of Rockford, Ohio, as the same is shown upon the recorded plat thereof.

Parcel No. 08-002400.0000
Prior Instrument Ref.: DEED 201800001345
Tax Map #: 02-16-152-012

The Real Property conveyed by Grantor to Grantee hereunder is subject to: (a) installments of real estate taxes and assessments, a lien upon the Real Property but not yet due and payable; (b) all easements, covenants, conditions, restrictions, and other agreements of record; (c) public streets and legal highways; and (d) any and all provisions of any ordinance, municipal regulation, or public law.

EXECUTED this 21 day of August, 2020.

GRANTOR:

Anoopkumar Reddy Musku
Anoopkumar Reddy Musku, Member
Rockford Shopper Stop, LLC

STATE OF OHIO)

COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this 21 day of August, 2020, at Montgomery, Ohio by Anoopkumar Reddy Musku, Member of Rockford Shopper Stop, LLC an Ohio limited liability company on behalf of the company. This is an acknowledgement clause, and no oath or affirmation was administered to the signatory.



TRACI H. WALKER
Notary Public, State of Ohio
My Commission Expires July 6, 2022

Traci H. Walker
Notary Public
My commission expires: _____

PREPARED BY:
MICHAEL T. COLUMBUS, ATTORNEY AT LAW
130 W. SECOND ST., SUITE 2103
DAYTON, OHIO 45402