

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **JOEL KNOUFF and SUSAN KNOUFF**, husband and wife, the Grantors, for valuable consideration paid, grants with general warranty covenants, to **ERIC M. BROWN and ANGELA M. BROWN**, for their joint lives, remainder to the survivor of them, Grantees, whose tax-mailing address is 5341 E. Landings Way, Celina, Ohio 45822, the following real property:

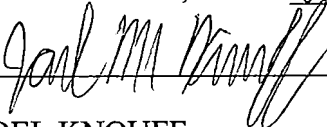
See Exhibit "A" attached hereto and incorporated herein by this reference

**Parcel ID Number: 09-069600.2900**

and all the Estate, Right, Title, and Interest of the said Grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, his or her heirs and assigns forever.

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following: (1) all easements, covenants, conditions and restrictions of record; (2) all legal highways; (3) zoning, building and other laws, ordinances and regulations; (4) real estate taxes and assessments not yet due and payable; and (5) rights of tenants in possession.

Executed by JOEL KNOUFF and SUSAN KNOUFF, on this 29 day of December, 2020.

  
\_\_\_\_\_  
JOEL KNOUFF

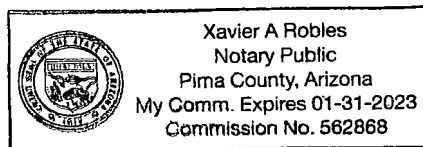
  
\_\_\_\_\_  
SUSAN KNOUFF


STATE OF Arizona )

)SS:

COUNTY OF Pima )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 2020, by JOEL KNOUFF and SUSAN KNOUFF.



  
\_\_\_\_\_  
NOTARY PUBLIC

Prepared by: Scott D. Rudnick, Attorney at Law, Law Office of Rudnick & Hosek, Ltd., 121 W. Third Street, Greenville, Ohio 45331.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 19 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 19 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 617<sup>80</sup>  
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 1-19-2021  
Deputy Aud. Date

Exhibit "A"

Situated in the Township of Franklin, County of Mercer and State of Ohio, ss:

Being Lot Number Twenty-nine (29) of THE LANDINGS SUBDIVISION, <sup>Section</sup> ~~PHASE~~ II, as the same is numbered and delineated upon the recorded plat thereof, Phase II, I Plat Cabinet 1, Pages 136 and 137, Recorder's Office Mercer County, Ohio.

Parcel ID Number: 09-069600.2900 (Lot No. 29) Map # 09-22-277-002

Prior Reference: Mercer County Official Records Instrument Number 20180000399