

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Aug 12 2021
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Aug 12, 2021
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$328.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Aug 12, 2021
Deputy Aud. Date

After Recording, Send To: Liberty Title & Escrow
275 West Natick Road
Warwick, RI 02886

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01-018300.0000

GENERAL WARRANTY DEED

Jeffrey A. Secaur, unmarried, hereinafter grantor, for \$93,750.00 (Ninety Three Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid grants, with general warranty covenants to **Seth Secaur**, hereinafter grantee, whose tax mailing address is **2322 Rockford West Road, Rockford, OH 45882**, the following real property:

Situated in the **TOWNSHIP of BLACKCREEK, COUNTY of MERCER, and STATE of OHIO**: Being a rectangular tract of land out of the center part of the North side of the Northwest Quarter (1/4) of the Southeast quarter (1/4) of Section Fourteen (14), Township Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more definitely described as follows: Beginning at a point in the centerline of the "Rockford West" Road One Thousand Seven Hundred Sixty-six and Sixty Hundredths (1768.60) feet West of the East quarter post of Section Fourteen (14), Township Four (4) South, Range One (1) East Blackcreek Township, Mercer County, Ohio; thence south at tight angles to the centerline of the Rockford West Road a distance of One Hundred Fifty-six (156) feet to an iron pipe; thence West a distance of One Hundred Ninety-eight (198) feet to an existing corner post; thence North One Hundred Fifty-six (156) feet to a point in the centerline of the Rockford West road; thence East along the centerline of the Road a distance of One Hundred Ninety-eight (198) feet to the place of beginning. Tract contains 0.71 of an acre of land, more or less, and is subject to the legal right-of-way of the Rockford West Road along the entire north side.

Tax Parcel I.D. #01-018300.0000 / Tax Map #01-14-400-002

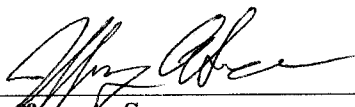
Property Address is: 2322 Rockford West Road, Rockford, OH 45882.

Prior instrument reference: 201600004548, 201900001948

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.

Executed by the undersigned on 7/30, 2021:



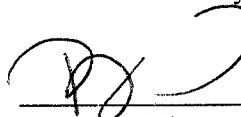
Jeffrey A. Secaur

STATE OF Ohio
COUNTY OF Meeker

The foregoing instrument was acknowledged before me on 7/30, 2021 by **Jeffrey A. Secaur** who is personally known to me or has produced Driver's License 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.



Betsy Soria
Notary Public
In and For the State of Ohio
My Commission Expires
July 25, 2022



Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.