

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Feb 18 2022
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Feb 18, 2022
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

EM
Exemption/Conveyance Fee \$0.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Feb 18, 2022
Deputy Aud. Date

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280319210

This document prepared by:
IRA A. RICHARDSON, III, ESQ.
230 West Pike Street, Suite 228
Clarksburg, WV 26301
866-333-3081

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of November, 2021, by and between
ZACHERI T. STROBEL, AN UNMARRIED MAN, a mailing address of 223 W Walnut Street,
Rockford, OH 45882, hereinafter referred to as Grantor(s) and **ZACHERI T. STROBEL, AN
UNMARRIED MAN and ALIX STROBEL, AN UNMARRIED MAN, FOR THEIR JOINT
LIVES, REMAINDER TO THE SURVIVOR OF THEM**, a mailing address of 223 W Walnut Street,
Rockford, OH 45882, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100
(\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release and
quitclaim to the said Grantee(s) the following described real estate located in Mercer County, Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel ID No.: 08-047700.0000

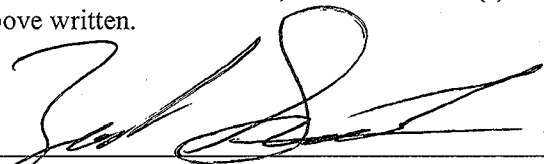
Property Address: 223 W Walnut Street, Rockford, OH 45882

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way
and limitations of record, if any.

Prior instrument reference: Instrument Number: 202100003612, Recorded: 06/09/2021, Official Records
of Mercer County, Ohio.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

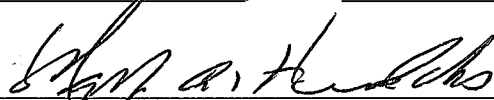

ZACHERI T. STROBEL

STATE OF OHIO
COUNTY OF MERCER

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

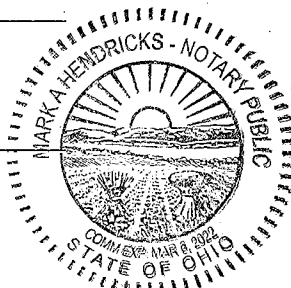
Before me, a Notary Public in and for said County and State, personally appeared ZACHERI T. STROBEL, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledged the signing hereof to be their voluntary act and deed.

In testimony thereof, I have hereunto set my hand and official seal at MERCER, State of OHIO, on this 15 day of NOVEMBER, 20 21.


Notary Public

MARK A. HENDRICKS
Printed Name

My commission expires: 3/6/2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THE FOLLOWING DESCRIBED PREMISES, SITUATED IN THE VILLAGE OF ROCKFORD, TOWNSHIP OF DUBLIN, COUNTY OF MERCER, AND STATE OF OHIO:

LOTS NUMBER 437 AND 438 OF BELLVUE ADDITION (BELLVIEW ADDITION) TO THE VILLAGE OF ROCKFORD, OHIO, AS THE SAME APPEARS UPON THE RECORDED PLAT THEREOF.

LESS AND EXCEPT: BEING SEVENTY-FIVE (75) FEET OF UNIFORM WIDTH OFF OF THE WEST SIDE OF LOTS NUMBERED FOUR HUNDRED THIRTY-SEVEN (437) AND FOUR HUNDRED THIRTY-EIGHT (438) OF BELLVUE ADDITION TO THE VILLAGE OF ROCKFORD, OHIO, AS SAID LOTS APPEAR UPON THE RECORDED PLAT THEREOF.

PARCEL ID NUMBER: 08-047700.0000 Map No.: 02-17-477-003

PROPERTY COMMONLY KNOWN AS: 223 W WALNUT STREET, ROCKFORD, OH 45882