

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 07 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 07 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 647 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.

Kp
Deputy Aud. Date

11-7-2022

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Perfedia A. Dietrich aka Parfidia M. Dietrich, an unmarried woman, for valuable consideration paid, grants with general warranty covenants, to

Vance A. Slone

whose tax mailing address is 703 South Main Street, Rockford, Ohio 45882, the following real property:

Situated in the **VILLAGE** of **ROCKFORD**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Numbered Four Hundred Eleven (411) in the Bellvue Addition to the Village of Rockford, Mercer County, Ohio, Revised Numbering, subject to all easements, conditions and restrictions imposed thereon.

ALSO being the North one-half of the following previously vacated alley 16.5 feet in width, located in the Village of Rockford, Ohio, bounded on the East by Main Street, on the North by Lot 411, Bellvue Addition, and on the South by Lot 349, Cale Frysinger Addition.

Tax Parcel I.D. #08-045000.0000 / Tax Map #02-16-355-016

Prior Instruments Referenced: Instrument #201800001949 and Instrument #201900005491, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: October 19, 2022

Perfedia A. Dietrich
Perfedia A. Dietrich

STATE OF OHIO - COUNTY OF MERCER – ss:

This is an acknowledgement; no oath or affirmation was administered to the signer as a part of this notarial act. Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Perfedia A. Dietrich aka Parfidia M. Dietrich, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 19th day of October, A.D. 2022.

Tammy Cheek
Notary Public for Ohio
My Commission: to 4/5/23



TAMMY CHEEK
NOTARY PUBLIC STATE OF OHIO
RECORDED IN MERCER CO
My Commission Expires: 4/5/23

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: Homes at Ohio's Edge Realty, LLC 166 N. Main St., Suite B, Rockford, OH 45882