

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

**TRANSFERRED**

FEB 16 2023

MERCER COUNTY  
TAX MAP DEPARTMENT

FEB 16 2023

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 378.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

8/8/2023 2/16/2023  
Deputy Aud. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **Coffman Stoker Properties, LLC fka Bentin Brook Properties, LLC aka Bentin Brook Properties LLC (4391824)**, an Ohio Limited Liability Company, for valuable consideration paid, grants with general warranty covenants to

**Grand Eight Properties LLC,  
an Ohio Limited Liability Company**

whose tax mailing address is 4510 State Route 117, Rockford, Ohio 45882, the following real property:

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

Commencing for the same at the southeast corner of Lot Number Twenty-six (26) of the Original Plat of the Town of Shanesville, now called Rockford, and running thence North twenty-two and one-half (22 ½) feet; thence West 148.5 feet, more or less to an alley; thence South twenty-two and one-half (22 ½) feet; thence East 148.5 feet, more or less, to the place of beginning. New numbering being Lot Number Twenty-six (26), Rockford, Ohio.

**LESS AND EXCEPT** a tract commencing for the same at the southwest corner of Lot Number Twenty-six (26) of the Original Plat of the Town of Shanesville, now called Rockford and running thence East sixty-three (63) feet and three (3) inches; thence North twenty-three (23) feet and two (2) inches; thence West sixty-three (63) feet and three (3) inches to an alley; thence South twenty-three (23) feet and two (2) inches to the place of beginning. There being a building on the West part of said Lot Number Twenty-six (26) now used for church purposes by the Church of the Nazarene of Rockford, Ohio. The East wall and the North wall of said building are party walls and this conveyance is made with the understanding that such walls are owned by the adjoining owners each having title to the middle of said wall and each having the right to use said party wall as such.

Tax Parcel I.D. #08-004300.0000 / Tax Map #02-16-154-016

Prior Instrument Reference: Instrument #201900005546, 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 this 14<sup>th</sup> day of February, 2023

**Coffman Stoker Properties, LLC fka  
Bentin Brook Properties, LLC aka Bentin Brook  
Properties LLC**

By: Kyle L. Stoker  
**Kyle L. Stoker, Member**

By: Timothy E. Coffman, Sr.  
**Timothy E. Coffman, Sr., Member**

**STATE OF OHIO - COUNTY OF MERCER - ss:**

"This is an acknowledgement; no oath or affirmation was administered to the signers as a part of this notarial act." Before me, a notary public in and for said County and State, personally appeared the above-named **Kyle L. Stoker and Timothy E. Coffman, Sr., being all the Members of Coffman Stoker Properties, LLC fka Bentin Brook Properties, LLC aka Bentin Brook Properties LLC**, an Ohio Limited Liability Company, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of them personally and as such Members.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



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

Tammy Cheek  
Notary Public for Ohio  
My Commission: 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