

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Oct 24 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Oct 24, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$0.00 **ET**
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 Oct 24, 2023
Deputy Aud. Date

GENERAL WARRANTY DEED

Know all persons by these presents, that:

Michael J. Siefiring and Angela M. Siefiring

husband and wife, the designated Grantor herein, for valuable consideration received hereby grant
and assign with general warranty covenants, to:

**Michael K. Siefiring and Angela M. Siefiring, Trustees of the Siefiring Family
Revocable Trust**

the designated Grantee herein, whose tax-bill mailing address is: 117 Tobe Road, Fort Recovery, OH,
45846, all interest in the following real property:

Situating in the Township of Granville, in the County of Mercer and in the State of Ohio, to-wit:	
Being all of Lot Number Three (3) of Hemmelgarn Subdivision, as same is shown on the recorded plat thereof in Plat Book 11, Page 3, of the Plat Records of Mercer County, Ohio, and subject to the miscellaneous restrictions which are recorded in Volume 5, Page 682, of the Miscellaneous Records of Mercer County, Ohio.	
Property Address:	117 Tobe Road, Fort Recovery, OH 45846
Parcel No.	20-065300.0000
Tax Map:	14-33-400-005
Prior Reference:	Instrument No. 201600001639, Recorder's Office, Mercer County, Ohio

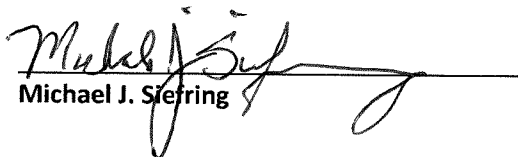
The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

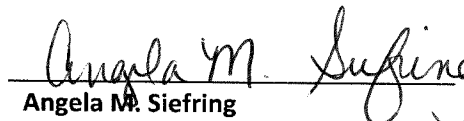
[Execution and acknowledgment on following page]

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

NOTICE: This Deed was prepared at the parties' request without a marketable title search by the preparer and is subject to any liens or mortgages that may exist.

Executed on this 5 day of Oct., 2023.

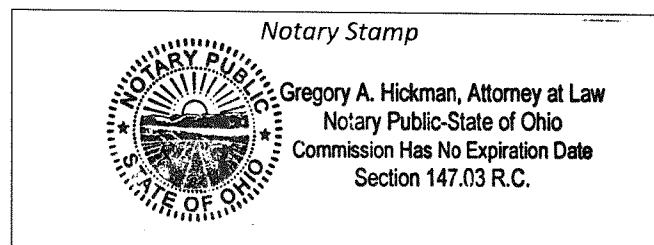

Michael J. Siefring


Angela M. Siefring

State of Ohio)
County of Merger)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this 5 day of Oct., 2023, by **Michael J. Siefring** and **Angela M. Siefring**.


Notary Public



This instrument prepared by:
Curt Knapp, Esq.
Northwest Law
1160 Dublin Road, Suite 500
Columbus, OH 43215

After recording, return to:
Northwest Title Family of Companies, Inc
1160 Dublin Road, Suite 500
Columbus, OH 43215

File #NWL-2660