

Instrument #202300004182 Recorded: 10/24/2023 11:19 AM 2 Pages, DEED
Total Fees: \$34.00 Julie Peel, Recorder, Mercer County, OH Dropped off by: ERECORD

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|---|--|--|
| DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES Nov 07 2023 MERCER COUNTY TAX MAP DEPARTMENT | TRANSFERRED Nov 07, 2023 RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO | 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 Nov 07, 2023 Deputy Aud. Date |
| 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. Siefring and Angela M. Siefring

*This deed is being
re-recorded to correct a
scrivener's error in the
middle initial of the
grantee.*

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

Michael ^{J.}~~J.~~ Siefring and Angela M. Siefring, Trustees of the Siefring 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.

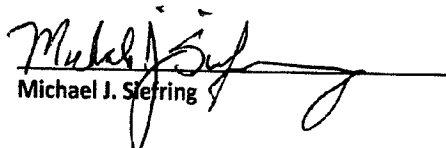
[Execution and acknowledgment on following page]

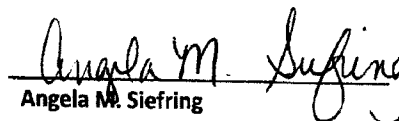
Instrument #202300004182 Recorded: 10/24/2023 11:19 AM Pages: 2 of 2, DEED

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.

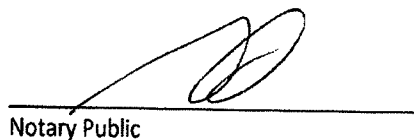
Executed on this 5 day of Oct., 2023.

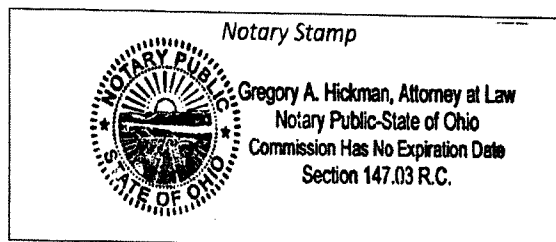

Michael J. Siefring


Angela M. Siefring

State of Ohio)
County of Mexico)

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