

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Jan 24 2024
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Jan 24, 2024
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$595.00
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 Jan 24, 2024
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Kathleen Pitts, an unmarried woman, and Ronda Gossard, a married woman**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Susan E. Gingerich**, whose tax mailing address is 105 North Race Street, Rockford, Ohio 45882, the following described real property:

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

Being Lot Number Two Hundred Fifty-five (255) of the Revised Numbering in the VanTilburg Addition of the Village of Rockford, Ohio.

Subject to legal highways, easements, restrictions of record, taxes, and assessments to date.

Prior Instrument Reference: Instrument No. 202100007148

Tax Parcel Number: 08-031300.0000

Tax Map Number: 02-17-258-008

Address of Property: 105 North Race Street, Rockford, Ohio 45882

Grantors and Grantee herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Andrew Gossard, spouse of Ronda Gossard, hereby releases all rights and expectancy of dower in the above described real estate.

A title examination was not performed during the preparation of this instrument.

Executed this 22 day of January, 2024

Kathleen Pitts
Kathleen Pitts

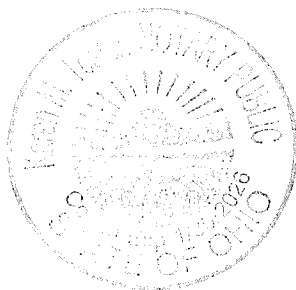
Ronda L. Gossard
Ronda Gossard

Andrew Gossard
Andrew Gossard, releasing dower

Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Meuer) ss.

The foregoing instrument was acknowledged before me this January 22, 2024, by **Kathleen Pitts, an unmarried woman, and Ronda Gossard and Andrew Gossard, wife and husband.**



Witness my hand and official seal.

Karen Custer
Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC
405 Myers Road
Celina, Ohio 45822