

Date: 09/21/2021
CONVEYANCE: 59110
FEES: \$450.00 KO \$150,000.00
EXEMPT:

Roger Reynolds, Butler Co, Auditor
This conveyance has been examined and the grantor has
complied with section 319.202 of the revised code.

Recorded: 09/21/2021 12:15 PM Page: 1 of 3
File # 2021-00054098 Fee Amt: \$42.00
BUTLER County, Ohio DANNY N. CRANK, Recorder
BK **9726** PG **1252**

Return to:
Prodigy Title Agency
8907 Eagleridge Court
West Chester, OH 45069
File No. 210754886

General Warranty Deed

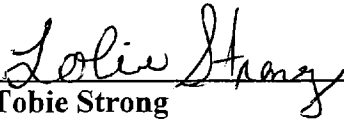
Tobie Strong, unmarried, of Butler County, Ohio, for valuable consideration paid,
grant(s) with general warranty covenants, to **Karen Gibson, unmarried**, the following
REAL PROPERTY: 2811 Millville Ave., Hamilton, OH 45013: Situated in the County
of Butler, in the State of Ohio, as follows:

See Attached Legal Description

KSG

Prior Instrument Reference: **Volume 8773, Page 1610** of the Deed Records of Butler
County, Ohio.

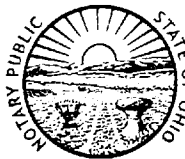
Executed on the 13th day of August, 2021.


Tobie Strong

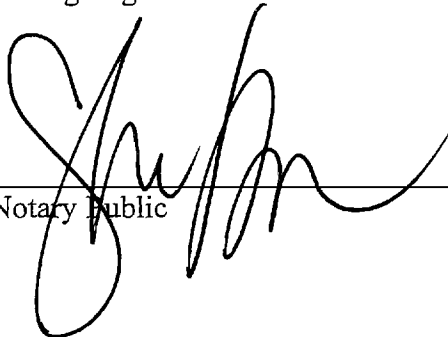
State of Ohio, County of Butler

This is an acknowledgement clause; no oath or affirmation was administered to the signer.

BE IT REMEMBERED, That on this 13th day of August, 2021, before me, the subscriber, a Notary Public in and for said state, personally came **Tobie Strong** the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her voluntary act and deed.



SHAWNA MOORE
Notary Public
State of Ohio
My Comm. Expires
April 14, 2025


Notary Public

This instrument was prepared by Nicholas D. Perrino
8907 Eagleridge Court
West Chester, Ohio 45069

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

ML
09.21.2021

EXHIBIT A
LEGAL DESCRIPTION

File Number: 210754886

Parcel Number: B1500-037-000-006

Situated in the County of Butler in the State of Ohio and in the Village of Millville:

Lot Number 134 as the same is known and designated on the recorded plat of the Village of Millville, in Hanover Township, Butler County, Ohio; Subject to the legal right of way of Millville Road.

Subject to easements and restrictions of record, if any.

Property Address: 2811 Millville Ave., Hamilton, Ohio 45013