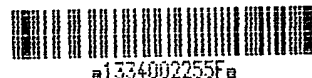


131405
17-405753
17-408606
01/25/2017

Convey number:
Deed number:
Instr. number:
Transfer date:
Sec. 319.02 R.C.
Sec. 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales amount:
003 - Transfer Fee
Fee total:

0.50
0.50

Norbert A. Nadel
Hamilton County Recorder's Office
Doc #: 17-7987 Type: DE
Filed: 01/25/17 12:27:32 PM \$28.00
Off.Rec.: 13340 02255 F 024 2 443



a1334002255F

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT **Dera A. Costello**, married to Thomas F. Costello, for valuable consideration paid,

does, hereby, GRANT, BARGAIN, SELL, and CONVEY with general warranty covenants to
Dera A. Costello and Thomas F. Costello, Trustees of the Dera A. Costello Living Trust
dated May 24, 2007, and any amendments thereto, whose tax-mailing address is:

9199 Delray Drive, Montgomery, Ohio 45242

their successors and assigns forever, her entire interest in the following described real estate:

Auditor's parcel no. 612-30-301 *ST*

SITUATED in the State of Ohio, County of Hamilton and in the Township of Sycamore.

Being Lot Number Fifty-Six (56) of Ferris and Williams Third Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 78, Pages 37 and 38, Recorder's Office, Hamilton County, Ohio.

Property address: 6571 Donjoy Drive, Cincinnati, Ohio 45242

Prior reference: Book 12953, Page 857 of the records of the Hamilton County, Ohio, Recorder.

The property is conveyed subject to, and there are excepted from the general warranty covenants, the following: 1) Easements, covenants and restrictions of record; 2) Taxes and assessments not yet due and payable; and 3) Legal highways and rights of way.

Page 1 of 2

**DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER**

Tax Map - 1/25/17 AC

CAGIS - _____

IN WITNESS WHEREOF, the said **Dera A. Costello and Thomas F. Costello**, her husband, who hereby releases any right and expectancy of dower, have hereunto set their hands, on the 12th day of JANUARY, 2017.

Dera A. Costello
Dera A. Costello
Thomas F. Costello
Thomas F. Costello

STATE OF OHIO, COUNTY OF HAMILTON, SS:

On January 12, 2017, before me, a Notary Public, in and for said county, personally came **Dera A. Costello and Thomas F. Costello**, her husband, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the last day above mentioned.

Richard B. Dusterberg
Notary Public – State of Ohio



This document was prepared by: Richard B. Dusterberg,
Attorney at Law
9157 Montgomery Road, Suite 203
Cincinnati, OH 45242
(513) 791-6500

Richard B. Dusterberg, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.