

Tax Map - Jun 10 2024 RG

CAGIS - _____

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2024-0040026 Type: DE
Filed: 06/13/24 08:28:38 AM \$34.00
Off. Rec.: 15187 00486 F 2 71

Convey number: 358637
Deed number: 24-630822
Instr. number: 24-633674
Transfer date: 06/13/2024
Sec.: 319.202, R.C.
Sec.: 322.02 R.C.
Jessica Miranda
Hamilton County Auditor
Sales Amount: 605,000.00
Permissive fee: 1,210.00
Transfer fee: 0.50
Conveyance fee: 605.00



General Warranty Deed

2024-1416 LG4PA

KNOW ALL MEN BY THESE PRESENTS, that **Alfred Xueliang Xin and Xiaoli Sun, husband and wife**, for valuable consideration paid, grant(s) with general warranty covenants to **Jami Ann Toepfer and Samantha Toepfer, for and during their joint lives, the remainder to the survivor of them**, whose mailing address is 6310 Copperleaf Lane, Cincinnati, OH 45230, the following Real Property, situated in the County of Hamilton, State of Ohio and further described as follows:

Situated in Wilson & Fowler Military Survey No. 2204, Anderson Township, Hamilton County, Ohio, and being more particularly described as follows:

Being all of Lot Number 136 of The Reserve of Turpin, Block A, as recorded in Plat Book 309, Page 23, of the Plat Records of Hamilton County, Ohio recorder's Office.

Being the same premises as previously described in OR Book 8538, page 2439 of the Hamilton County, Ohio Records.

Subject to easements and restrictions of record, if any.

Parcel: 500-0360-0420-00 **ST**

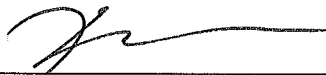
Property address: 6310 Copperleaf Lane, Cincinnati, OH 45230

****Exceptions to the General Warranty Covenants: (a) easements, restrictions, covenants and conditions of record, (b) encroachments and subsurface rights which do not materially affect the use or value of the property, and (c) real estate taxes and assessments for the current year.****

Executed this 7TH day of June 2024.



Alfred Xueliang Xin




Xiaoli Sun

State of OHIO County of HAMILTON, ss:

The foregoing instrument was acknowledged before me this 7TH day of June 2024 by
Alfred Xueliang Xin and Xiaoli Sun, husband and wife.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my
official seal on the day and year last aforesaid.

Prepared by:
Leo Grote, LPA
4445 Lake Forest Drive, #150
Cincinnati, Ohio 45242


Notary Public
My Commission Expires: 03-21-2028



JEFFREY D KING
Notary Public, State of Ohio
My Commission Expires:
03-21-2028