

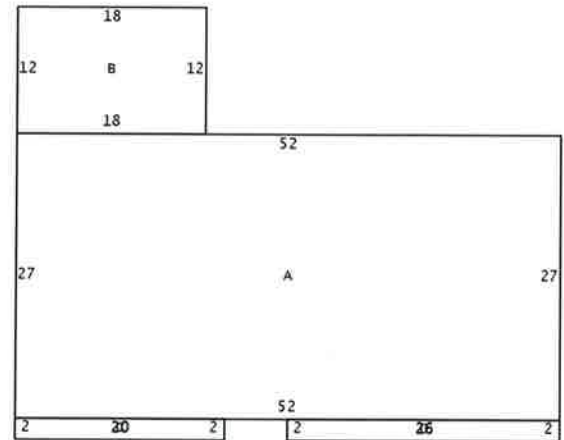


|                  |                                    |                   |                                     |                             |         |
|------------------|------------------------------------|-------------------|-------------------------------------|-----------------------------|---------|
| Parcel ID        | 933178018                          | Current Owner     | KRISTINA A COLLINI HOLLAND          | Account Number              | 0201316 |
| Property Address | 3657 MARY ANN DR<br>LEBANON 45036  | Legal Description | 51 MCGILL MEADOWS 2<br>0.0000 ACRES | Neighborhood ID             | 94001   |
| Tax District     | 2<br>CLEARCREEK TWP<br>LEBANON CSD | State Use Code    | 510 - SINGLE FAMILY DWG (PLATTED)   | OH Public School<br>Dist No | 8305    |
|                  |                                    | School District   | LEBANON CSD                         |                             |         |

Primary Picture



Primary Sketch



Building & Last Sale Summary

|                     |            |                         |              |
|---------------------|------------|-------------------------|--------------|
| Last Sale Amount    | \$0        | Bedrooms                | 3            |
| Last Sale Date      | 10/21/2024 | Exterior                | COMBINATION  |
| Owner Occupied      | Y          | Above Grade Living Area | 1496 sq. ft. |
| Homestead Exemption | N          | Finished Basement/Attic | 540 sq. ft.  |
| Year Built          | 1976       | Total Living Area       | 2,036sq.ft.  |

Value Summary

| VALUATION | TRUE VALUE | ASSESSED VALUE |
|-----------|------------|----------------|
| LAND      | \$34,850   | \$12,200       |
| BUILDING  | \$199,850  | \$69,950       |
| TOTAL     | \$234,700  | \$82,150       |
| CAUV      | \$0        | -              |

Parcel ID

933178018

Current Owner

KRISTINA A COLLINI HOLLAND

Account Number

0201316

## Sales History

| Sale Date  | Grantor                                                    | Grantee                   | Consideration | Convey No. |
|------------|------------------------------------------------------------|---------------------------|---------------|------------|
| 10-21-2024 | HOLLAND, JORDAN KC ;JEFFREY & COLLINI-HOLLAND, KRISTINA A. | COLLINI HOLLAND           | \$0.00        | 2024-6310  |
| 06-01-2021 | OTTO, NIKOLAUS V.                                          | HOLLAND, JORDAN KC *      | \$240,000.00  | 2021-4186  |
| 07-13-2018 | EATON, A. THOMAS & BARBAR                                  | OTTO, NIKOLAUS V.         | \$157,000.00  | 2018-4989  |
| 05-04-1994 | SPENCER, DOUGLAS A. & CAR                                  | EATON, A. THOMAS & BARBAR | \$114,900.00  | 1994-2208  |
| 06-01-1992 | RICHARDSON, GARY W. & DEB                                  | SPENCER, DOUGLAS A. & CAR | \$92,500.00   | 1992-2388  |
| 01-22-1990 | FARMER, BILLY M. & SHARON                                  | RICHARDSON, GARY W. & DEB | \$83,000.00   | 1990-318   |

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**Outbuildings**

**There Are No Outbuildings Associated With This Property**

Parcel ID

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Current Owner

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Account Number

0201316

**Yard Items**

**There Are No Yard Items Associated With This Property**

Jun 01, 2021

SEC 319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OH by AS  
Consideration: 240000.00  
Conveyance Fee: \$720.00  
Transfer Fee: \$0.50  
Conveyance#:

LINDA ODA  
WARREN COUNTY RECORDER  
2021-025198

DEED  
06/01/2021 09:28:59 AM  
REC FEE: 34.00 PGS: 2  
PIN:

by GS 2 PGS

SURVIVORSHIP DEED, Statutory Form No. 23-S

**SURVIVORSHIP DEED \***

2021-M-5821TTA

Nikolaus V. Otto, ~~un~~married, of Warren County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Jordan KC Jeffrey Holland, unmarried, and Kristina A. Collini-Holland, unmarried, for their joint lives, remainder to the survivor of them, whose Tax-Mailing Address is: USDA - Rural Development, PO Box 790170, St. Louis, MO 63179-0170, the following REAL PROPERTY: Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek:

ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

09-33-178-018-0

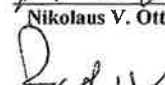
Subject to all legal highways and all easements and restrictions of record, if any.  
Excepting taxes and assessments, if any, due and payable after the date hereof, which the grantees herein assume and agree to pay.

Property Address: 3657 Mary Ann Drive, Lebanon, OH 45036

Prior Instrument Reference: Official Document Number 2018-019742 of the Deed Records of Warren County, Ohio.

Rebecca Otto, Wife of the Grantor, releases all rights of dower herein.

EXECUTED this 26th day of May, 2021.

  
\_\_\_\_\_  
Nikolaus V. Otto  
  
\_\_\_\_\_  
Rebecca Otto

State of Ohio County of **WARREN** ss:

The foregoing instrument was acknowledged before me this 26th day of May, 2021, by Nikolaus V. Otto and Rebecca Otto.



CHARLES R. BARROWMAN III  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date, Section 147.03 O.R.C.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

This Instrument was prepared by:  
Douglas W. Thomson, Attorney-at-Law  
400 TechneCenter Drive  
Milford, OH 45150

\*See Section 5302.17 Ohio Revised Code.

**Exhibit "A"**

**2021-M-5821TTAI**

FILED  
Tax Map Dep. DWB  
Parcel Number: 09-33-178-018-~~X~~

Situate in the Township of Clearcreek, County of Warren and State of Ohio, and being Lot Numbered Fifty One (51) McGill Meadows, Section Two, as recorded in Plat Book "4", Page 211 of the Plat Records of Warren County, Ohio.

2024-023661

DEED

10/21/2024 02:24:26 PM

REC FEE: 51.00 PGS: 4

PIN:

TRANSFERRED

OCT 21 2024

SEC.319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OHIO

4/50 CG  
Holland

## Quitclaim Deed

RECORDING REQUESTED BY Jordan K Holland aka Jordan K.C. Jeffrey Holland  
AND WHEN RECORDED MAIL TO:

Kristina A. Collini Holland, Grantee(s)

3657 Mary Ann Dr.  
Lebanon, Ohio 45036

Consideration: \$ 1.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 0933178018

PREPARED BY: Jordan K Holland AKA certifies herein that he or she has prepared  
this Deed. Jordan K.C. Jeffrey Holland

Jordan K Holland  
Signature of Preparer

10-19-24  
Date of Preparation

Jordan K Holland aka Jordan K.C. Jeffrey Holland  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on \_\_\_\_\_ in the County of

WARREN, State of Ohio

by Grantor(s), Jordan K. Holland aka Jordan K.C. Jeffrey Holland

whose post office address is 3657 Mary Ann Dr. Lebanon, Ohio 45036,

to Grantee(s), Kristina A. Collini Holland

whose post office address is 3657 Mary Ann Dr. Lebanon, Ohio 45036

WITNESSETH, that the said Grantor(s), Jordan K. Holland aka Jordan K.C. Jeffrey Holland

for good consideration and for the sum of ONE dollar

(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of WARREN, State of Ohio and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Jordan K Holland aka Jordan Kc Jeffrey Holland  
Signature of Grantor                      Signature of Second Grantor (if applicable)

Jordan K Holland aka Jordan K.C Jeffrey Holland  
Print Name of Grantor                      Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Kristina A. Collini Holland  
Signature of Grantee                      Signature of Second Grantee (if applicable)

Kristina A. Collini Holland  
Print Name of Grantee                      Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Ohio

County of Warren

On October 21, 2024, before me, Ronda Kay Hall, a notary public in and for said state, personally appeared Jordan K Holland aka Jordan L.C. Jeffrey Holland and Kristina A. Collini Holland

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Ronda Kay Hall  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID X

Type of ID OH Driver license



**Exhibit "A"**

**2021-M-5821TTAI**

REC'D  
Tax Map Dept. ~~DWB~~  
Parcel Number: 09-33-178-018-X

10081  
CA  
2024

Situate in the Township of Clearcreek, County of Warren and State of Ohio, and being Lot Numbered Fifty One (51) McGill Meadows, Section Two, as recorded in Plat Book "4", Page 211 of the Plat Records of Warren County, Ohio.