

TRANSFERRED

Mar 18, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by WG
Consideration: 365000.00
Conveyance Fee: \$1,095.00
Transfer Fee: \$0.50
Conveyance#: 1455

**LINDA ODA
WARREN COUNTY RECORDER**

2024-005426

**DEED
03/18/2024 09:41:16 AM
REC FEE: 34.00 PGS: 2
PIN:**

by EO 2pgs

FILE NO: 2024-13596

GENERAL WARRANTY DEED

Derek S. Marion and Megan Marion, husband and wife, of the County of Warren, State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to Regan Goins and Joseph Snyder, both unmarried, for their joint lives, remainder to the survivor of them,

whose tax mailing address is 8797 Bunnell Hill Road, Springboro, OH 45066

the following Real Property:

04-02-276-009 WCED
Tax Map Dep. **CA**

Situate in the Township of Clearcreek, County of Warren, State of Ohio and Being Lot Numbered Six (6) Clearview Terrace Subdivision as recorded in Plat Book 4, Page 26 of the Plat Records of Warren County, Ohio.

Parcel No. ~~XXXXXXXXXX~~

Property Address: 8797 Bunnell Hill Road, Springboro, OH 45066

Prior Deed Reference: Document No. 2019-039218

Said premises are conveyed subject to all restrictions, conditions and covenants and to all legal highways and easements of record.

And, excepting all future real estate taxes and assessments due and payable thereafter.

Signed and notarized this 14th day of March, 2024.



Derek S. Marion



Megan Marion

STATE OF OHIO COUNTY OF MONTGOMERY ss.

Be It Remembered, that on this 14th day of March, 2024, before me, the subscriber, a Notary Public in and for said state, personally came **Derek S. Marion and Megan Marion, husband and wife**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be the voluntary act and deed of the above signed person(s)

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. This is an acknowledgement clause. No oath or affirmation was administered to the signor(s).


Notary Public

JULIE L CONARD
Notary Public - State of Ohio
Commission Expires Aug 5, 2024

This instrument was prepared by Christopher J. Mantica, Attorney at Law