

2



* 2 0 1 6 R 0 3 3 5 4 3 2 *

2016R033543

LAKE COUNTY OHIO
RECORDED ON
12/16/2016 02:43:33PM

ANN M. RADCLIFFE
LAKE COUNTY RECORDER
REC FEE: \$28.00
PAGES: 2

TRANSFERRED

DEC 16 2016 50¢

Edward H. Zupancic
Auditor, Lake County, Ohio

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

#4518 FEE \$ 459 00 114 90

12-16-16 EXEMPT 37 X 4

Edward H. Zupancic, County Auditor

GENERAL WARRANTY DEED

ERIK HOENIGMAN and **PATRICIA JOAN HOENIGMAN**, husband and wife,
for valuable consideration paid, grant, with general warranty covenants, to **ZACHARY
KRZIC**, the following real property:

Situated in the Township of Madison, County of Lake and State of Ohio:
And known as being Sublot 1056 in the H.A. Stahl Properties Company's
Madison Golf Lakelands Subdivision as shown by the recorded plat in
Volume E of Maps, Page 68 of Lake County Records, and being 50 feet
front on the Westerly side of Falkirk Road, and extending back of equal
width 105 feet deep, as appears by said plat, be the same more or less,
but subject to all legal highways.

Property Address: 1700 Falkirk Rd., Madison, OH 44057

Tax Mailing Address: Attn: Escrow Dept.
USDA Rural Development Centralized Servicing Center
P.O. Box 66805
St. Louis, MO 63166

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions,
easements (however created) and encroachments as do not materially adversely affect
the use or value of the property, c) zoning ordinances, if any, d) all coal, oil, gas and
other mineral rights and interests previously transferred or reserved of record and e)
taxes and assessments, both general and special, not yet due and payable.

Permanent Parcel Number: 01-B-112-A-17-065-0

Prior Instrument Reference: 2016R001128

OHIO REAL TITLE

62853

Each of the Grantors releases all rights of dower therein.

Executed by **ERIK HOENIGMAN** and **PATRICIA JOAN HOENIGMAN**, the
day of Dec, 2016.

Erik Hoenigman
ERIK HOENIGMAN

Patricia Joan Hoenigman
PATRICIA JOAN HOENIGMAN

State of OHIO
County of CUYA

The foregoing instrument was signed and acknowledged before me this 6
day of Dec, 2016 by **ERIK HOENIGMAN** and **PATRICIA JOAN**
HOENIGMAN.

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

[Signature]
NOTARY PUBLIC

This document was prepared by:
David Brady, Esq.
Sandhu Law Group, LLC
1213 Prospect Ave., STE 300
Cleveland, OH 44115
(216) 373-1001
D-2016-12-014-62853



VERONICA D KADERLY
Notary Public
In and for the State of Ohio
My Commission Expires
February 19, 2017