GENERAL WARRANTY DEED

RECORDED 08/11/2021 10:42 AM

Instrument no.: 202108110147733, Franklin County Recorder. Pages: 1. Fee: $34.00. Conveyance fee paid, County Auditor, 08/11/2021.

KNOW ALL PERSONS BY THESE PRESENTS that **Howard P. Sturgess and Colleen M. Sturgess**, husband and wife, of Franklin County, Ohio (the "Grantors"), for valuable consideration paid, grant, with general warranty covenants, to **Leah M. Brandvold and Marcus D. Adeyemi**, wife and husband, for their joint lives, remainder to the survivor of them (the "Grantees"), whose tax-mailing address is 2714 Quillfeather Lane, Westerville, Ohio 43081, the following real property:

Situated in the State of Ohio, County of Franklin, and City of Westerville: Being Lot Number Forty-Seven (47) of QUILLFEATHER COMMONS, SECTION 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 88, Pages 41 and 42, Recorder's Office, Franklin County, Ohio.

Parcel no.: 080-011926-00
Property address: 2714 Quillfeather Lane, Westerville, Ohio 43081
Prior instrument reference: Instrument no. 200906180088214

Subject to conditions, restrictions and easements of record, including the Declaration of Covenants for Quillfeather Commons; zoning ordinances; and taxes and assessments not yet due and payable, which the Grantees assume and agree to pay.

Howard P. Sturgess and Colleen M. Sturgess, each the spouse of the other, release all rights of dower in the property.

Executed this 6th day of August, 2021.

Howard P. Sturgess *Colleen M. Sturgess*

State of Ohio, County of Franklin, ss: The foregoing instrument was acknowledged before me this 6th day of August, 2021, by Howard P. Sturgess and Colleen M. Sturgess, husband and wife.

Dolores A. Whitfield

Notary Public, State of Ohio. My commission expires March 14, 2025.

This instrument was prepared by Greenlawn Title Agency, 310 E. Greenlawn Court, Suite 200, Columbus, Ohio 43215. File GT-21-04417.