

MAY 24 2018

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 09, 2018 THE GRANTOR(S),

- Paul D Cornwell and Robin L Cornwell, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Brian J Carpenter and Stacey A Carpenter, a married couple, residing at 12114 First Ave, Sycamore Township, Hamilton County, Ohio 45249
- the following described real estate, situated in Sycamore Township, in the County of Hamilton, State of Ohio:

Legal Description: See attached *Schedule A*

Prior instrument reference: Volume 225, Page 822

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 600-0011-1317-00 / 60002-Sycamore 02

Mail Tax Statements To:
Brian J Carpenter
12114 First Ave
Cincinnati, Ohio 45249

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 05/09/2018

Paul D Cornwell

Paul D Cornwell
7626 Windy Knoll Dr
Cincinnati, Ohio
45241

DATED: 05/09/2018

Robin L Cornwell

Robin L Cornwell
7626 Windy Knoll Dr
Cincinnati, Ohio
45241

Prepared By:

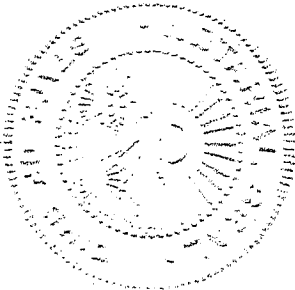
Stacey Carpenter
12114 First Ave
Cincinnati, Ohio 45249

After Recording Return To:

Brian J Carpenter
12114 First Ave
Cincinnati, Ohio 45249

STATE OF OHIO, COUNTY OF Hamilton, ss:

Before me, a Notary Public (or justice of the peace) in and for said county, personally appeared the above named Paul D Cornwell and Robin L Cornwell, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have hereunto subscribed my name at Paul D Cornwell & Robin L Cornwell this 9 day of May, 2018.



Lestli A. Lally
Notary Public
Lestli A. Lally
Notary Public, State of Ohio
Commission Exp. 03/06/2021

**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

ES First Ave 7.5 IRR PT Vacated Unnamed Alleys in High Point Sub



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes
 138 East Court St, Cincinnati, Ohio 45202 - (513)946-1000 - auditor@hco.us

Online Property Access | < First << Prev Next >> Last > | RETURN TO SEARCH LIST | Property 8 of 72

Parcel ID 600-0011-1317-00
Address 12114 FIRST AVE
Index Order Parcel Number
Tax Year 2017 Payable 2018

Tax District 172 - SYCAMORE-SYC FD-FRANCTN
School District PRINCETON CSD
Appraisal Area 60002 - SYCAMORE 02
Land Use 500 - RESIDENTIAL VACANT LAND

Owner Name and Address
 CORNELL PAUL D ET AL
 12114 FIRST AVE
 CINCINNATI OH 45249
 (call 946-4015 if incorrect)

Mailing Name and Address
 CORNWELL PAUL D & ROBIN L CORNWELL
 7626 WINDY KNOLL DR
 CINCINNATI OH 452411254
 (call 946-4800 if incorrect)

Assessed Value 140
Effective Tax Rate 62.367273
Total Tax \$7.88

Property Description
 ES FIRST AVE 7.5 IRR PT VACATED UNNAMED ALLEYS IN HIGH POINT SUB

Images/Sketches

Property Information

View:
 Property Summary
 Appraisal Information
 Levy Information
 Transfer
 Value History
 Board of Revision
 Payment Detail
 Tax Distributions
 Images
 Special Assessment/Payoff
 Tax Lien Certificates
 CAGIS Online Maps
 Aerial Imagery
 Owner Names

Print:
 Current Page
 Property Report

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	1/1/1970
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
# of Parcels Sold	1
Acreage	0.031
Front Footage	0.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	400
CADV Value	0
Market Improvement Value	0
Market Total Value	400
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	1.866%

Notes

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 wedge vrs/504.R.6663.2018
 data updated: 2018/05/08

Annual Recertification | Previous State Count