

Aug 10, 2022  
TRANSFERRED BY: BT \$2.00  
IN COMPLIANCE WITH SEC 319.202 R.C.  
ANITA LOPEZ, AUDITOR  
LUCAS COUNTY, OHIO

FEE: \$ 0.00 EX: X MULTI: X  
PARCEL: 98-40524 COUNT: 4  
**TRANS#: 22-204360**



**20220811-0035908**

8/11/2022 11:15 AM  
Pages: 3 Fee: \$42.00  
T20220028049  
Michael D. Ashford  
Lucas County Recorder DEED

**Quit-Claim Deed**  
*(Statutory Form, Ohio Revised Code §5302.11)*

**Hallmark Development Co., LLC** ("Grantor"), an Ohio limited liability company, of Lucas County, Ohio, for valuable consideration paid, grants to **Steeplechase at Whitehouse Homeowners' Association**, an unincorporated association, whose tax-mailing address is 7028 Heathwyck Road, Maumee, Ohio 43537, the real property described on Exhibit A attached hereto.

Subject to: zoning ordinances; easements, agreements and restrictions of record; and taxes and installments of assessments due and payable after delivery of this deed.

Prior instrument reference: Instrument Nos. 20040209-0009245, 20050819-0061066, 20150624-0025141, 20160808-0031076, 20171205-0052928, 20200219-0007175, and 20211027-0057298 of the Lucas County, Ohio Records.

Grantor has caused this instrument to be executed and delivered on its behalf by its duly authorized representative this 9 day of August, 2022.

*[The remainder of this page is intentionally left blank.]*

Hallmark Development Co., LLC

By: Donald D. Flenner, Jr.

Donald D. Flenner, Jr., President

STATE OF OHIO )

) SS:

COUNTY OF LUCAS )

The foregoing instrument was acknowledged before me this 9 day of August, 2022, by Donald D. Flenner, Jr., the President of Hallmark Development Co. LLC, an Ohio limited liability company, on behalf of the company. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

Penny S. Miller  
Notary Public

My Commission Expires: 5/31/26

[SEAL]



PENNY S. MILLER  
Notary Public - State of Ohio  
My Commission Expires May 31, 2026

This instrument prepared by:  
Sharon M. Fulop, Esq.  
Shumaker, Loop & Kendrick, LLP  
1000 Jackson Street  
Toledo, Ohio 43604-5573

**Exhibit A**

Lots A, B and C in Steeplechase Plat One, a Subdivision in the Village of Whitehouse, Lucas County, Ohio in accordance with Plat recorded as Instrument No. 20040209-0009245.

Parcel Nos. 98-40524, 98-40525 and 98-40526

Lot A in Steeplechase Plat Two, a Subdivision in the Village of Whitehouse, Lucas County, Ohio in accordance with Plat recorded as Instrument No. 20050819-0061066.

Parcel No. 98-40740