



Melissa Jordan, Delaware County Recorder

Type: DEED Pg: 1 of 2

Rec: 10/13/2025 08:33 AM Fee: \$39.00

STAN CATALAND

2025-00024196

(Box)

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 10/7/2025 Transfer Tax Paid 1761.00
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By EM



10-6-25

File Number: 2696201

CAS-E-T

GENERAL WARRANTY DEED (Survivorship)

Rafia Rahman and Syed Rahman, a married couple, (Grantors), of Delaware County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Ismail Ali Mohamed and Hoda Adheys**, a married couple, (Grantees), for their joint lives, remainder to the survivor of them, whose tax mailing address is: 4 Hutton Centre Dr, Ste 500, Santa Ana, CA 92707, the following real property:

* AKA Syed Tawhidur Rahman

Situated in the State of Ohio, County of Delaware and in the Township of Concord:

Being Lot Number Seven Thousand Four Hundred Forty Three (7443), in HEATHER RIDGE SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 5, Slides 519-519J (Official Record Book 1750, Page 593), Recorder's Office, Delaware County, Ohio.

Parcel No.: 419-330-16-010-000

Subject to all legal highways, easements, restrictions and rights of way of record.

More commonly known as: 6037 Heather Ridge Drive, Delaware, OH 43015

Prior Instrument Reference: Official Record Book 2032, Page 60, of the Delaware County, Ohio Records.

Excepting from said general warranty covenants: (a) taxes and assessments which are not yet due and payable, (b) restrictions and easements, if any, contained of record for said premises, (c) dedicated streets and highways, (d) zoning ordinances, and (e) all coal, oil, gas and other mineral rights and interest previously transferred or reserved of record, subject to all of which this conveyance is made.

In witness, whereof, the said Grantor(s) has/have set his/her/their hand(s) this 15th day of September, 2025.

Rafia Rahman
Rafia Rahman

Syed Rahman
Syed Rahman

State of Ohio
County of Delaware ss:

Be it remembered, that on this 15th day of September, 2025, before me, a notary public in and for said state, personally appeared the above named Rafia Rahman and Syed Rahman, a married couple the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

No oath or affirmation was administered.

Richard Brentley Ross

Notary Public



RICHARD BRENTLEY ROSS
Notary Public - State of Ohio
2021-RE-827178
My Commission Expires
02-24-2026

This Instrument Prepared By:
Paul C Thompson, Esq
6770 W Snowville Rd, Ste 100
Brecksville, OH 44141