

TRANSFERRED
DATE 11/17/14
CONVEYANCE 0
FEE \$ 465.00
EXEMPT 465.00

Roger Reynolds, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with Sec 319.202 of the ORC.

Image ID: 000008693074 Type: OFF
Recorded: 01/17/2014 at 02:54:55 PM
Fee Amt: \$28.00 Page 1 of 2
Workflow# 0000203151-0002
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2014-00002048
BK **8663** PG **2333**

OHIO WARRANTY DEED

APPROVED
BY BCFO
1-17-14

Know all Men by these Presents

That Daniel Schmidt, Trustee, for valuable consideration paid, grants with General Warranty Covenants to Savannah Rose, LLC, an Ohio Limited Liability Company, whose tax mailing address is 22 Millville-Oxford Rd., Hamilton, Ohio 45013, the following described

REAL PROPERTY situated in the Hanover Township, in the County of Butler and State of Ohio:

Situated in Section 33, Town 4, Range 2, Hanover Township, Butler County, Ohio and being more fully described as follows: Starting for reference at the Northwest corner of Section 33, thence south 89 degrees, 30 minutes East 1575.26 feet to a Railroad spike in the North line of Section 33 at the Northeast corner of a tract conveyed to Hilda Walther; Thence continuing with the North line of Section 33, South 89 degrees 30' East 611.52 feet to the real point of beginning for the tract herein described:


Thence South 89 degrees 30 minutes 0" East 200.00 feet to a spike in the North line of Section 33 and thence Northwest corner of a 10.106 acre tract: Thence along the west line of said tract, South 0 degrees 0' West 1726.53 feet to an Iron Pin; Thence south 89 degrees 35' 0" East 928.54 feet to an Iron Pin in the preset corporation line of the village of Millville; Thence along with the corporation line, South 12 degrees 26' 48" West 1098.90 feet to an Iron Pin; Thence South 28 degrees 55' 0" west 150.34 feet to an Iron Pin in creek; thence leaving the corporation line, North 87 degrees 30' 30" West 435.00 feet to an Iron Pin; Thence 15 degrees 41' 53" West 1239.86 feet to an Iron Pin; Thence North 0 degrees, 2' 10" East 1626.74 feet to an Iron Pin; Thence North 89 degrees 30' 0" West 50.00 feet to an Iron Pin; Thence North 0 degrees 2' 10" East 100.00 feet to the real point of beginning, containing 27.457 acres of land. Being subject to the Right of Way of Minton Road and to an electric line easement and other restrictions and easements of record.

Parcel Nos. B1010033000004 & B1310033000041

Addresses: Millville-Oxford Rd., Hamilton, OH 45013

Prior Instrument Reference: Volume 7539, Page 2264 & 2265 of the Official Records of Butler County, Ohio.

WITNESS his hand this 15 day of January, 2014


Daniel Schmidt, Trustee

State of Ohio, County of Butler, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel Schmidt, Trustee who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

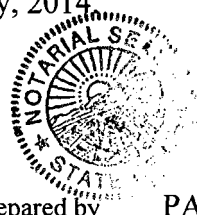


Image ID: 000008693075 Type: OFF
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File# 2014-00002048

BK 8663 PG 2334

In Testimony Whereof I have hereunto set my hand and official seal, at Hamilton, Ohio, this
15 day of January, 2014



Clem Pater III

Notary Public
CLEM PATER III, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration

This instrument was prepared by PATER, PATER, & HALVERSON CO., L.P.A.
Attorneys-At-Law
Hamilton, Ohio 45011

PATER, PATER
BOX
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