

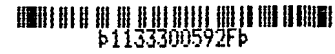
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Wayne Coates
Hamilton County Records Office
Doc #: 10-0003460 Type: DE
Filed: 01/12/10 07:52:06 AM \$36.00
Off.Rec.: 11333 00592 F 3 138

QUITCLAIM DEED

This Quitclaim Deed made *JUNE 25*, 2009, by

EDWARD H. BENKEN, JR. and PATRICIA BENKEN, Husband and Wife,
("TRANSFEROR")
6085 CLOUGH PIKE
CINCINNATI, OH 45244



To:

EDWARD H. BENKEN, JR. and PATRICIA BENKEN, TRUSTEES, of The
BENKEN Family Revocable Living Trust, dated *JUNE 25*, 2009.
("TRANSFeree")
6085 CLOUGH PIKE
CINCINNATI, OH 45244

Transferor, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee all of the interest of Transferor, if any, in and to that real property located in the County of Hamilton, and State of Ohio, and more certainly described as follows:

See the attached EXHIBIT A.

Prior Instrument Reference: Book *10486*, Page *1202* Deed Records
of *HAMILTON* County, Ohio.
Parcel I. D. No. *500 - 0360 - 0283 - 00*

To have and to hold, all and singular the described property, together with The tenements, hereditaments, and appurtenances belonging to such property, Or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

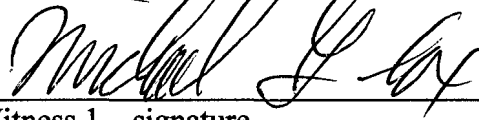
IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Edward H. Benken, Jr.
Patricia Benken
EDWARD H. BENKEN, JR.
PATRICIA BENKEN

Deed number: 200928
Inst. number: 204062
Transfer date: 01/11/2010
Sec. 319.202 R.C.
Sec. 322.02 R.C.
Hamilton County Auditor
Sales amount: 0
Permissive fee: 0.00
Transfer fee: 0.50
Conveyance fee: 0.00
Fee total: 0.50

11333

Signed and acknowledged in the presence of:



Witness 1 – signature

MICHAEL G. COX

Witness 1 – print



Witness 2 – signature

Rachel A. Cox

Witness 2 – print

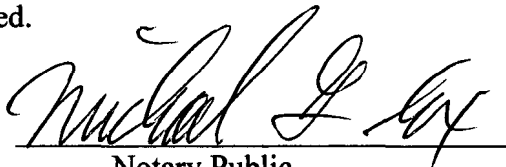
Acknowledgement

State of Ohio)

SS

County of HAMILTON)

On this day, JUNE 25, 2009, before me personally appeared
EDWARD H. BENKEN, JR. and PATRICIA BENKEN to me known
to be the persons described in and who executed the foregoing Quitclaim Deed
and acknowledged and have sworn to me that
EDWARD H. BENKEN, JR. and PATRICIA BENKEN executed the
same as their free act and deed.



Notary Public

This document was prepared by:
Michael G. Cox, Attorney at Law
8872 Debold-Koebel Rd.
Pleasant Plain, OH 45162
Telephone: (513) 518-4685

MICHAEL GERARD COX, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires No expiration
date, Section 147.03 O.R.C.

EXHIBIT A.

Remainder Tract

Reference: Deedbook 4224, Page 293

Bearings based on: Book 27, Page 102 Surveyor's Office, Hamilton County, Ohio.

Commencing at the southeast corner of lot # 3 of E.J. Turpins Estate as recorded in Plat Book 8, Volume 2, pages 29 & 30 of the Hamilton County Recorder's Office.

Thence: S 48° 30' W a distance of 296.70 feet,

Thence: S 70° 16' E a distance of 283.90 feet to a found 1" pipe and the real Place of Beginning,

Thence: From said Place of Beginning, N19°44'00" E a distance of 364.68 feet to a set 5/8" iron pin w/ cap,

Thence: N 62° 04'00" W a distance of 119.98 feet to a point in Clough Creek,

Thence: N 34° 28'00" E a distance of 287.40 feet to set PK nail in the centerline of Clough Pike,

Thence: S 66° 01'10" E along said centerline 20.34 feet to set PK nail,

Thence: leaving said centerline S 34° 28'00" W a distance of 268.68 feet to a point in Clough Creek,

Thence: S 62° 04'00" E a distance of 369.49 feet to a set 5/8" iron pin w/ cap,

Thence: S 10° 10'34" W a distance of 350.56 feet to a set 5/8" iron pin w/ cap,

Thence: N 70° 16'00" W a distance of 330.21 feet to the Place of Beginning,

Containing: 117,130 Square Feet, or 2.6889 Acres.

Subject to easements of record, *IF ANY.*

Said remaining tract being the result of a survey by George M. Armstrong, PS, State of Ohio, dated 1/12/07 of which the plat of survey is considered attached.

Remaining 2.6919 acre tract being part of the original tract conveyed to Edward H. Benken & Patricia Benkin by Deedbook 4224, Page 293.

Remaining tract being the result of the conveyance of a 0.2714 acre parcel to adjoining tract conveyed to James Benken by Deedbook 4139, Page 976.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

11/1/10

CAGIS -

11333

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