

Tax Map - Nov 16 2021 JL

CAGIS - \_\_\_\_\_

Convey number: 286390  
Deed number: 21-559439  
Instr. number: 21-562292  
Transfer date: 11/16/2021  
Sec.: 319.202 R.C.  
Sec.: 322.02 R.C.  
Dusty Rhodes  
Hamilton County Auditor  
Sales Amount: 151,250.00  
Permissive fee: 302.60  
Transfer fee: 0.50  
Conveyance fee: 151.30

Scott Crowley  
Hamilton County Recorder's Office  
Doc #: 2021-0138527 Type: DE  
Filed: 11/16/21 02:09:00 PM \$34.00  
Off. Rec.: 14545 02418 F 2 451



After Recording Return To:  
American Title Services, LLC DBA 360 American Title Services  
2400 Chamber Center Dr.  
Ft Mitchell, KY 41017  
ATS21-46412 (R1)

**FIDUCIARY DEED**

**Statutory Form Ohio Revised Code Section 5302.09**

KNOW ALL MEN BY THESE PRESENTS THAT I, **Brian Whitney, Executor of the Estate of Gary L. Whitney AKA Gary Whitney**, Grantor, by the power conferred by the Hamilton County Probate Court in Case No. 2020000142, and every other power, for One Hundred Fifty One Thousand Two Hundred Fifty Dollars and No Cents (\$151,250.00) paid, grant with fiduciary covenants to **Lydia E. Human, an Unmarried Woman**, whose tax mailing address is 6445 Clough Pike Cincinnati, OH 45244, the following Real Property:

Situate in N. Massie's Military Survey No. 2276, Anderson Township, Hamilton County, Ohio and described as follows:

Beginning at a spike in the center line of Clough Pike three hundred thirty-four (334) feet southeastwardly (as measured in the center of Clough Pike) from the intersection of the center line of Clough Pike and the center line of Newton Road, said beginning point being the most easterly corner of the tract conveyed to the grantor herein by deed recorded in Deed Book 2438, page 188, Hamilton County Recorder's Office; thence north fifty-three (53) degrees no (00) minutes west in the center line of Clough Pike eighty (80) feet; thence south thirty-eight (38) degrees west parallel with said grantors southeasterly line one hundred twenty-nine and 87/100 (129.87) feet to a point in said grantors southwesterly line; thence south fifty-four (54) degrees forty-six (46) minutes east in said grantors southwesterly line eighty and 8/100 (80.08) feet to an iron pipe at said grantors most southerly corner; thence north thirty-eight (38) degrees east in said grantors southeasterly line one hundred twenty-six (126) feet to the point of beginning. Subject to the rights of the public in all legal highways.

ST 500-360-50

Together with an easement for ingress and egress over the property of the grantor herein lying between the southwesterly line of the property herein conveyed and the southerly bank of Clough Creek for the purpose of drawing the water from said creek in order to water crops and shrubbery.

Most Commonly Known As: 6445 Clough Pike, Cincinnati, OH 45244  
Parcel No: 500-0360-0050-00

Save and Except the following: Legal highways and rights of way; Declaration of Covenants, Easements, Restrictions and Conditions of record; and taxes and assessments not yet due and payable.

Being the same property conveyed to Gary L. Whitney in O.R. Book 5013, Page 113 of the Deed Records of the Hamilton County, Ohio Recorder's office.

The Grantor hereunto set his hand this 12th day of November, 2021.

*Brian Whitney, Executor of the estate of Gary L. Whitney AKA Gary Whitney*  
**Brian Whitney, Executor of the Estate of Gary L. Whitney AKA Gary Whitney**

STATE OF OHIO

§

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me, a notary public in and for said county and state, this 12th day of November, 2021 by **Brian Whitney, Executor of the Estate of Gary L. Whitney AKA Gary Whitney.**

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

This Instrument Prepared by:  
MPM Law, LLC  
Michael P. McCafferty, Attorney at Law  
c/o 2400 Chamber Center Drive  
Ft Mitchell, KY 41017  
(513)381-4564  
KY Bar # 90674 OH Bar #0078440



**JAMES A. MANSFIELD**  
Notary Public, State of Ohio  
My Commission Expires  
September 30, 2024