

02-0972298

2002 JUN 12 AM 10:46

DUSTY RHODES
HAMILTON COUNTY AUDITOR**GENERAL WARRANTY DEED**

Maria A. Strine, fka Maria S. Ansley, unmarried, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Sarah J. Affleck-Graves, unmarried, the Grantee(s), the following real property:

ATTACHED HERETO AS EXHIBIT 'A'

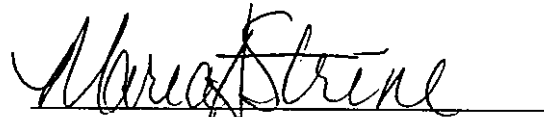
Subject to covenants, easements and restrictions of record, if any, and subject to real estate taxes and installments of assessments, if any, not delinquent on the date hereof, all of which the Grantee(s) assume(s) and agree(s) to pay.

Auditor's Parcel Number(s): 039-1-210

Prior instrument reference(s): Volume 7114, Page 986, Hamilton County, Ohio records.

Address of Property: 3509 Tarpis Avenue, Cincinnati, OH 45208

Executed this 7th day of June, 2002.



Maria A. Strine, fka Maria S. Ansley

REBECCA PREM GROPPE
HAMILTON COUNTY RECORDER

Doc #: 2 - 116150 Type: DE
Filed: 06/13/2002 6:24:41 AM \$ 18.00
Off. Rec.: 8937 154 F 18 3 25

Examined & Compliance with
Sec. 322.02 R.C.
Real Property Transfer Tax

008669

277.60
DUSTY RHODES
HAMILTON COUNTY, OHIO

Examined & Compliance with
Sec. 319.202 R.C.

DUSTY RHODES
HAMILTON COUNTY, OHIO

TAX

8937

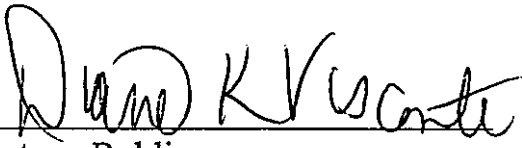
154

File No: 0271C106517WH

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 7th day of June, 2002 by Maria A. Strine, fka Maria S. Ansley, unmarried .


Notary Public



DIANE K. VISCONTE
Notary Public, State of Ohio
My Commission Expires March 6, 2005

0271C106517WH

This instrument prepared by:
Colloton & Cain
8044 Montgomery Road, Suite 470
Cincinnati, Ohio 45236

8937

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Order No: C106517WH
Reference No: 02-71

Exhibit "A"

Situated in Section 21, Township 4, Fractional Range 2, Miami Purchase, Cincinnati, Hamilton County, Ohio and described as follows:

Being a part of Lot No. 10 Philip Jones Estate; Beginning at a point in the West line of Lot No. 10 of said Philip Jones Estate, Deckebach Plats, Page 53, said West line of said Lot 10 being also the West line of said Section 21, Columbia Township, 250 feet southwardly from the South line of Erie Avenue; thence South 86 degrees 53', East 100 feet to a point; thence South 2 degrees 32', West 40 feet to a thence North 86 degrees 53', West 100 feet to a point in the West line of said Lot No. 10; thence along the West line of said Lot No. 10, North 2 degrees 32', West 40 feet to the place of beginning.

Together with a perpetual easement for ingress and egress on and over a certain 40 foot strip of land known as Tarpis Avenue and over the 40 foot strip of land immediately East of the above described real estate. Together with an easement to maintain part of the garage appurtenant to 3509 Tarpis Avenue, Cincinnati, Ohio on the property adjoining in the rear, as granted by Nina F. Rawson to George F. Ireland and Pearl Ireland by deed recorded in Deed Book 1889, page 141, Hamilton County, Ohio Records, to which reference is hereby made for a more particularly and detailed description of the easement.

Parcel No. 039-1-210

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

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