

Tax Map - Jun 10 2020 DV

CAGIS - _____

Convey number: 236093
Deed number: 20-509735
Instr. number: 20-512588
Transfer date: 06/11/2020
Sec.: 319.202 R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 0.00
Permissive fee: 0.00
Transfer fee: 0.50
Conveyance fee: 0.00

Norbert A Nadel
Hamilton County Recorder's Office
Doc #: 2020-0055311 Type: DE
Filed: 06/11/20 03:07:24 PM \$34.00
Off. Rec.: 14187 02646 F 2 471



GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Mariemont Office Park, LLC, an Ohio limited liability company** ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **Mariemont School District Board of Education, a school district organized and existing under the laws of the State of Ohio** ("Grantee"), whose tax mailing address is: One Warrior Way, Cincinnati 45227, the following real property:

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For APN/Parcel ID(s): 527-0021-0013-00 and 527-0021-0014-00 CONS

Situated in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at an existing stone at the northwest corner of Section 3; thence along the west line of Section 3, South 2° 39' 52" West 650.77 feet to a 5/8" iron pin set in said section line at the southerly right of way line of Hiawatha Avenue and the TRUE PLACE OF BEGINNING for this description; Thence leaving the west line of Section 3, and going along the south right of way line of Hiawatha Avenue South 55° 55' 30" East 255.73 feet to a 5/8" iron pin set at the easterly terminus of Hiawatha Avenue; Thence South 57° 20' 59" East 408.70 feet to a 5/8" iron pin set; Thence South 55° 03' 00" East 21.65 feet to a point said point witnessed by an existing 5/8" iron pin being North 0.66 feet; Thence along a curve deflecting to the left having a radius of 2412.90 feet an length of 296.90 feet said arc being subtended by a chord bearing South 58° 34'30" East 296.71 feet to a point being witnessed by an existing 5/8" iron pin being South 0.32 feet and West 0.58 feet; Thence North 13° 43' 30" West 4.06 feet to a 5/8" iron pin set; Thence along a curve deflecting to the left having a radius of 1,869.58 feet an arc length of 181.64 feet said arc being subtended by a chord bearing South 64° 35' 00" East 181.57 feet to a point witnessed by an existing 5/8" iron pin being South 0.29 feet and West 0.50 feet; Thence South 22° 38' 00" West 81.00 feet to a Mag Nail set in the pavement of Wooster Pike (U.S. Rt. 50); Thence along a curve deflecting to the right having a radius of 1, 950.58 feet an arc length of 186.39 feet said arc being subtended by a chord bearing North 64° 37' 45" West 186.32 feet to a Mag Nail set; Thence North 27° 54'52" East 2.98 feet to cut notch set in the sidewalk along the north side of Wooster Pike; Thence along a curve deflecting to the right having a radius of 2,487.90 feet an arc length of 306.13 feet said arc being subtended by a chord bearing North 58° 34'30" West 305.93 feet to a 5/8" iron pin set; Thence North 55° 03' 00" West 20.14 feet to a 5/8" iron pin set; Thence North 57° 20' 59" West 408.12 feet to a 5/8" iron pin set; Thence North 55° 55'30" West 210.86 feet to a 5/8" iron pin set in the west line of Section 3; Thence along the west line of Section 3 North 2° 39' 52" East 87.88 feet to the beginning containing 2.000 acres of land.

Basis of bearings is the deed of record Deed Book 4297, Page 59 the west line of Section 3 bears North 2° 39' 52" East.

This description is the result of a survey and plat by Lansdale Surveying, Inc. under the supervision of Jay S. Olberding, Professional Surveyor, Ohio Registration #S-7188.

Tax Parcel No.: 527-0021-0013-00 and 527-0021-0014-00

Property Address: 7113 Wooster Park, Cincinnati, OH 45227

Prior Instrument Reference: Official Record 12816, Page 952, Recorder's Office, Hamilton County, Ohio

This conveyance is made subject to the following:

1. Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and occupancy restrictions, and all existing public streets and legal highways, if any now in force and effect, and any such state of facts as an examination of the Premises and/or an accurate survey would disclose, all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.
2. The lien of real estate taxes and assessments not yet due and payable.

Executed this 30 day of March, 2020. This Deed is made effective as of this 9th day of March, 2020.

Mariemont Office Park, LLC, an Ohio limited liability company

L. Barry Cots
By: Manager
Its:

STATE OF OHIO)
COUNTY OF Hamilton)
SS:)

The foregoing instrument was acknowledged before me this 31 day of March, 2020, by L. Barry Cots, the Manager of Mariemont Office Park, LLC, an Ohio limited liability company, who acknowledged the execution of the foregoing Deed on behalf of said company.

Susan M. Howard
Notary Public

My Commission Expires: 10-16-2022

This instrument was prepared by William H. Frapwell, Attorney At Law.



SUSAN M. HOWARD
Notary Public, State of Ohio
My Commission Expires 10-16-2022

Chicago Title
One S. Main Street, Ste. 250
Dayton, OH 45402
38190451 tw