

In Testimony Whereof, I have hereunto subscribed
my name and affixed my Notarial seal, on the day and
year last aforesaid.

H. F. Koenig, Jr.

Notary Public, Hamilton County.

TRANSFERRED

MAY 15 '39 State of Ohio.

(D) If the Deed is to a natural person, erase "successors"; if to a corporation, erase "heirs."

GEO. GOODEBARGER
AUDITOR

REC. FOR RECORD *Ded* No. 47 AT 3 PM
LEO. H. BECKMAN, RECORDER, HAMILTON COUNTY, O.

May 15 - 1939

Gen. Ind. 8th Ser. Bk *11 P 42*

MAY 12-39 92116 — Dols —

2.2

KNOW ALL MEN BY THESE PRESENTS:

That James N. Dugan in consideration of One Dollar and other good and valuable considerations to him paid by S. E. Willey, Inc., an Ohio corporation, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said S. E. Willey, Inc., its successors and assigns forever the following described real estate, to-wit:

TRACT I.

"Situate in Section 3, Township 4, Fractional Range 2, Miami Purchase, Columbia Township, Hamilton County, Ohio, and in Robert Powell's Survey No. 552, Anderson Township, Hamilton County, Ohio, and more particularly described as follows to-wit:-

Beginning at a stake in the southerly line of the right-of-way of the little Miami Railroad the said point of beginning being distant 241.60 feet westwardly from the intersection of the said southerly line of said right-of-way with the westerly line of Miami Street in the unincorporated village of Plainville; the said 241.60 feet being measured along said southerly line of said right-of-way; thence with said southerly line of said right-of-way North 68 degrees 30 minutes West, 62.16 feet to a stake; thence North 70 degrees 34 minutes West 198.00 feet to a stake; thence North 76 degrees 14 minutes West 165.00 feet to a point; thence North 81 degrees 51 minutes West 199.32 feet; thence North 99 degrees 06 minutes West 198.00 feet to a point; thence South 85 degrees 44 minutes West, 198.00 feet to a point; thence South no degrees 44 minutes West 52.14 feet; thence South 70 degrees 44 minutes West 335.28 feet; thence South 53 degrees 14 minutes West 543.00 feet to the Little Miami River; thence with the Little Miami River South 77 degrees 29 minutes East, 1100.00 feet to an iron pipe; thence South 77 degrees 28 minutes East, 265.00 feet; thence South 10 degrees 30 minutes West, 1150.00 feet to a stone, which is south 43 degrees 37 minutes East 734.6 feet from the southeast corner of A.L. Brambles Estate in Anderson Township, Hamilton County, Ohio, thence South 43 degrees 37 minutes East, 687.72 feet to a stake; thence North 25 degrees 08 minutes East 221.76 feet to a stake; thence North 14 degrees 53 minutes East 219.78 feet to a stake; thence North 51 degrees 08 minutes East 1600.62 feet more or less to the north bank of the Little Miami River; thence westwardly along the north bank of the Little Miami River 425.00 feet more or less to a point; said point being in the West line of the Henry Debold Estate, plat of which is recorded in Plat Book 1, page 311, in the Record of Plats in the Hamilton County Recorder's office; thence North 58 degrees 30 minutes West along the northerly bank of the Little Miami River 395.00 feet to a point; thence North 72 degrees 55 1/2 minutes West continuing along said northerly

bank of said River 434.33 feet to a point; thence North 67 degrees 21 minutes West continuing along said River bank 218.00 feet to a point; thence North 64 degrees 25 minutes West continuing along said River bank 172.10 feet to a point; the said point being witnessed by a railroad spike in the northeasterly side of a tree; the said spike bearing North 49 degrees 25 minutes East 65.00 feet from said point; thence North 49 degrees North 25 minutes West 65.00 feet to the aforesaid spike; thence continuing North 49 degrees 25 minutes East 55.05 feet to a spike in a private roadway, the said spike being hereby designated as "A"; thence continuing North 49 degrees 25 minutes East, 31 feet to a stake on the southwesterly side of an electric line pole; thence North 38 degrees 24 minutes East 126.30 feet to the place of beginning.

Together with an easement or right-of-way for the joint use of the parties hereto their heirs, successors and assigns for egress and ingress over a 20 foot strip of ground lying 10.00 feet on either side of the following described center line:-

Beginning at a point marked by a spike herein before designated as "A"; thence South 82 degrees 57 minutes East, 170.00 feet to a spike; thence South 73 degrees 42 minutes East to the South line of said Miami Street."

Said grantee, for itself, its successors and assigns, hereby covenants and agrees to construct and forever maintain a roadway over said right-of-way at the sole cost and expense of said grantee, its successors and assigns.

TRACT II.

"Situate in Section 3, Township 4, Fractional Range 2, Miami Purchase, Columbia Township, Hamilton County, Ohio, and more particularly described as follows to-wit:-

The west twenty-five (25) feet of the tract of land formerly conveyed to George Meyer by Marjory Gordon in Deed Book 1262, page 58, beginning at a point in the center line of the Wooster Pike seven hundred and eleven and eighty-two hundredths (711.82) feet, more or less, northwestwardly thereon from the southwest corner of the Plainville Hall lot, said corner being the junction of the center lines of Miami Street and Wooster Pike in Plainville, Columbia Township, Hamilton County, Ohio; said point being the northeast corner of the lands of Leo N. Blaesing; and in the line dividing the lands of said Meyer and said Blaesing; thence south one hundred and sixty-six and ten hundredths (166.10) feet along the line dividing the lands of the said Blaesing and the said Meyer to the north line of the right of way of the Little Miami Railroad; thence eastwardly along the right of way of said railroad to a point distant twenty-five (25) feet at right angles from said line above described, being the intersection; thence north parallel to the line first described herein and twenty-five (25) feet distant therefrom to the Wooster Pike, as widened; thence west along the Wooster Pike to the place of beginning, being the same premises conveyed by George Meyer to James N. Dugan, by deed dated October 9, 1923, and recorded in Deed Book 1315, page 591, of the Deed Records of Hamilton County, Ohio, subject to all of the conditions, restrictions, limitations as to use, easements and conditions of reverter contained in said deed."

and all the estate, title and interest of said James N. Dugan either in Law or Equity, of , in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only and proper use of said S. E. Willey, Inc., its successors and assigns forever.

And the said James N. Dugan for himself and his heirs, executors and administrators, does hereby covenant with the said S. E. Willey, Inc., its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Uninumbered; And further, That he does Warrant and Will Defend the same against all claim or claims of all persons whomsoever; except the lien of a certain mortgage Dated December 31, 1930, from James N.